



May 21, 2025

Conseil des écoles catholiques du Centre-Est (CECCE)  
4000 rue Labelle  
Ottawa, Ontario K1J 1A1

Via Email:  
[lavicj@ecolecatholique.ca](mailto:lavicj@ecolecatholique.ca)

**Re: OTT-24010349-A0**

**Addendum - Phase One Environmental Site Assessment  
Borbridge Avenue and Brian Good Avenue, Ottawa, Ontario**

## **1.0 Introduction**

EXP Services Inc. (EXP) was retained by Conseil des écoles catholiques du Centre-Est (CECCE). to prepare an addendum to a Phase One Environmental Site Assessment (ESA) for the property located at 675 Borbridge Avenue, Ottawa, Ontario hereinafter referred to as the 'Phase One property'. EXP prepared a report entitled *Phase One Environmental Site Assessment, Proposed Riverside South Secondary School, Borbridge Avenue and Brian Good Avenue, Ottawa, Ontario* dated August 26, 2022 for CECCE. This addendum is required as the Phase One ESA is older than 18 months.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. The Phase One ESA and this addendum were conducted in accordance with the Phase One ESA standard as defined by Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 6.0 of this addendum.

Per the Phase One ESA report dated August 26, 2022, none of the potentially contaminating activities (PCA) identified in the Phase One study area were determined to present an environmental concern to the Phase One property. Therefore, no areas of potential environmental concern (APEC) were identified. The Qualified Person who oversaw the work, Mark McCalla, P.Geo., did not recommend that a Phase Two ESA be conducted. The Qualified Person also confirmed that the Phase One Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.

The purpose of the addendum of the Phase One ESA is to determine if activities that have occurred since the August 2022 report was prepared have resulted in actual or potential contamination at the Phase One property. It is understood that the report and this addendum will be used to support a site plan application with the City of Ottawa, as a two-storey secondary school is planned to be constructed on the subject property.

## **2.0 Site Location and Description**

The Phase One property has the municipal address 675 Borbridge Avenue in Ottawa, Ontario. The Phase One property is located on the southeast corner of the intersection of Borbridge Avenue and Brian Good Avenue and is currently vacant. The Phase One property is roughly rectangular in shape with an area of approximately 6.01 hectares. A site location plan is provided as Figure 1.

The legal description of the Phase One property is Block 220 on Plan 4M-1641, City of Ottawa. The property identification number (PIN) for the site is 04330-3031.

The approximate Universal Transverse Mercator (UTM) coordinates for the Phase One property are Zone 18, 445712 m E and 5012475 m N. The UTM coordinates are based on measurements from Google Earth Pro, published by the Google Limited Liability Company (LLC). The accuracy of the centroid is estimated to be less than 10 m.

### 3.0 Records Review

During the current assessment, available records were reviewed and interviews with knowledgeable personnel were conducted to obtain information and to establish the land use history of the site and the adjacent properties since the August 2022 report was prepared.

#### 3.1 Previous Environmental and Geotechnical Reports

1. Phase One Environmental Site Assessment, Proposed Riverside South Secondary School, Borbridge Avenue and Brian Good Avenue, Ottawa, Ontario dated August 26, 2022 for CECCE.
  - Based on a review of historical aerial photographs, historical maps, fire insurance plans and other records, it appears that the Phase One property has never been developed. The Phase One study area is shown on Figure 2 in Appendix A.
  - There are no waterbodies on the Phase One property. An unnamed tributary to the Rideau River is located approximately 540 m west of the Phase One property. The Rideau River is located approximately 1 km west of the Phase One property. The inferred groundwater flow direction is to the west towards the Rideau River.
  - There are no areas of natural or scientific interest (ANSI) within the Phase One study area.
  - There were no well records identified within the Phase One study area.
  - As a result of this investigation, no potentially contaminating activities or areas of potential environmental concern were identified on the subject property and no further environmental investigations were deemed to be warranted.
2. Interim Geotechnical Investigation and Phase II Environmental Site Assessment, Proposed New Riverside South Secondary School, 675 Borbridge Avenue, Ottawa, Ontario for CECCE dated January 20, 2025.

The report details the following findings:

- Groundwater levels in installed standpipes in the area were found to be approximately 4.5 to 5.1 metres below ground surface.
- Subsurface conditions observed within the boreholes consisted of surficial topsoil underlain by very loose to compact sandy silt, firm to very stiff silty clay and loose to very dense glacial till. Refusal were encountered in 4.9 m to 10.9 m depths on inferred boulders within the glacial till or bedrock.
- A Phase Two ESA was not required as the Phase One ESA did not identify any APECs, however select soil samples were submitted for analytical analysis for preliminary excess soil characterization.
- Three soil samples and one duplicate sample were submitted to a certified laboratory for analysis of petroleum hydrocarbons (PHC), volatile organic compounds (VOC) inorganics (pH, electrical conductivity (EC), sodium adsorption ratio (SAR)) and metals. All samples met the MECP Table 1 Site Condition Standards (SCS) with the exception of one soil sample (and its duplicate), which exceeded Table 1 SCS for barium, chromium and vanadium.
- According to Section 49.1 of O. Reg 153/04, if a contaminant exceeds the applicable SCS but does not exceed the naturally occurring range of that contaminant in that area, then the contaminant is considered to meet the applicable SCS. Native soils consisting of Champlain Sea Deposits can have higher concentrations of barium, chromium and vanadium. The site is located within an area consisting of Champlain Sea Deposits

and the exceedances of barium, chromium and vanadium do not exceed the naturally occurring range. Therefore, these parameters are not considered to meet the applicable SCS.

### 3.2 Regulatory Environmental Source Information

On May 20, 2025, the MECP Environmental Registry of Ontario website was searched for notices pertaining to activities in the vicinity of the property. No significant postings were listed for properties within 250 metres of the site.

On May 20, 2025, the MECP Access Environment website was searched for postings in the vicinity of the site. The following records were found:

- Three Permits to Take Water (PTTW) were issued between 2015 and 2022 for servicing excavation associated with residential construction in the Phase One study area.
- Several Environmental Compliance Approvals (ECAs) were issued in 2021 and 2022 for the construction of sanitary and storm sewers associated with new residential construction in the Riverside South Development.

All of the records are associated with residential development in the Phase One study area and do not represent an environmental concern to the Phase One property.

On May 20, 2025, the Resource Productivity & Recovery Authority (PPRA) Hazardous Waste Program (HWP) website was searched for registered waste generators in the vicinity of the site. No records were found.

### 3.3 Interviews

The purpose of interviews is to obtain information to assist in identifying areas of potential environmental concern and identify details of potentially contaminating activities or potential contaminant pathways, in, on or below the site.

On May 20, EXP interviewed Mr. Jacques Lavictoire, a representative of CECCE via email. The Phase One property was acquired by CECCE in September 2022. Other than tree removal, Mr. Lavictoire was unaware of any changes to the Phase One property since the August 2022 Phase One ESA. He also confirmed that no spills of any kind have occurred on the Phase One property. Mr. Lavictoire has no knowledge of any issue that may represent an environmental concern to the Phase One property.

### 4.0 Site Reconnaissance

On May 20, 2025, Leah Wells of EXP conducted the site visit in accordance with EXP's internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the site visit was to assess the current conditions of the site.

The general environmental management and housekeeping practices at the site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of EXP's investigation.

Observations of the subject property and surrounding properties were conducted. The exterior observations were recorded by walking over the grounds. Adjoining properties were observed from within the grounds of the site, as well as publicly accessible roadways.

Photographs are included in Appendix B.

The following are the significant findings from the site visit:

- The trees on the northwest part of the Phase One property were in the process of being removed. The Phase One property is not currently serviced. However, surrounding properties are fully serviced by water, sewer, electricity, natural gas, and telecommunications.
- EXP did not observe any evidence of chemical or hazardous materials storage during the site reconnaissance. EXP did not observe any stained soil, pavement, or stressed vegetation during the site reconnaissance. EXP did not observe any on-site aboveground storage tanks, or evidence of underground storage tanks, during the site reconnaissance.
- Adjacent properties in the area were observed to be mostly unchanged since the 2022 site visit (predominantly residential). The property at 886 Atrium Ridge, southwest of the Phase One property, was vacant in 2022 and had subsequently been developed as a City of Ottawa park.

## 5.0 Conclusion

Based on the current Phase One ESA update, no potentially contaminating activities or areas of potential environmental concern have been identified on the Phase One property. Further, no off-site potentially contaminating activities were identified.

Accordingly, the Qualified Person who oversaw the execution of the 2025 addendum, Leah Wells, P.Eng., deems that no further environmental investigations are warranted on the Phase One property. The Qualified Person also confirms that the Phase One Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. She also confirms that all reasonable efforts have been made to ascertain whether activities that have occurred within the Phase One study area since August 2022 pose an environmental concern to the Phase One property.

## 6.0 Limitation of Liability, Scope of Report, and Third Party Reliance

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or Conseil des écoles catholiques du Centre-Est ("the Client") has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to exp. If new information about the environmental conditions at the Site is found, the information should be provided to EXP so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client

in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.


## 7.0 Signatures


The Qualified Person who oversaw the execution of the 2025 addendum, Leah Wells, P.Eng., deems that no further environmental investigations are warranted on the Phase One property.

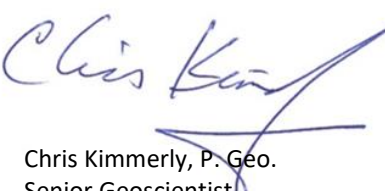
The Qualified Person also confirms that the Phase One Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices. She also confirms that all reasonable efforts have been made to ascertain whether activities that have occurred within the Phase One study area since August 2022 pose an environmental concern to the Phase One property.

We trust this addendum meets your current needs. If you have any questions pertaining to the investigation undertaken by EXP, please do not hesitate to contact the undersigned.

Sincerely,  
EXP Services Inc.

  
Leah Wells, P.Eng.  
Environmental Engineer  
Earth & Environment

  
L. J. WELLS  
100501933  
21.05.2025  
PROVINCE OF ONTARIO

  
Chris Kimmerly, P. Geo.  
Senior Geoscientist  
Earth & Environment

Attachments: Appendix A: Figures  
Appendix B: Site Photographs

EXP Services Inc.

CECCE

Addendum to Phase One Environmental Site Assessment

6775 Borbridge Avenue, Ottawa, Ontario

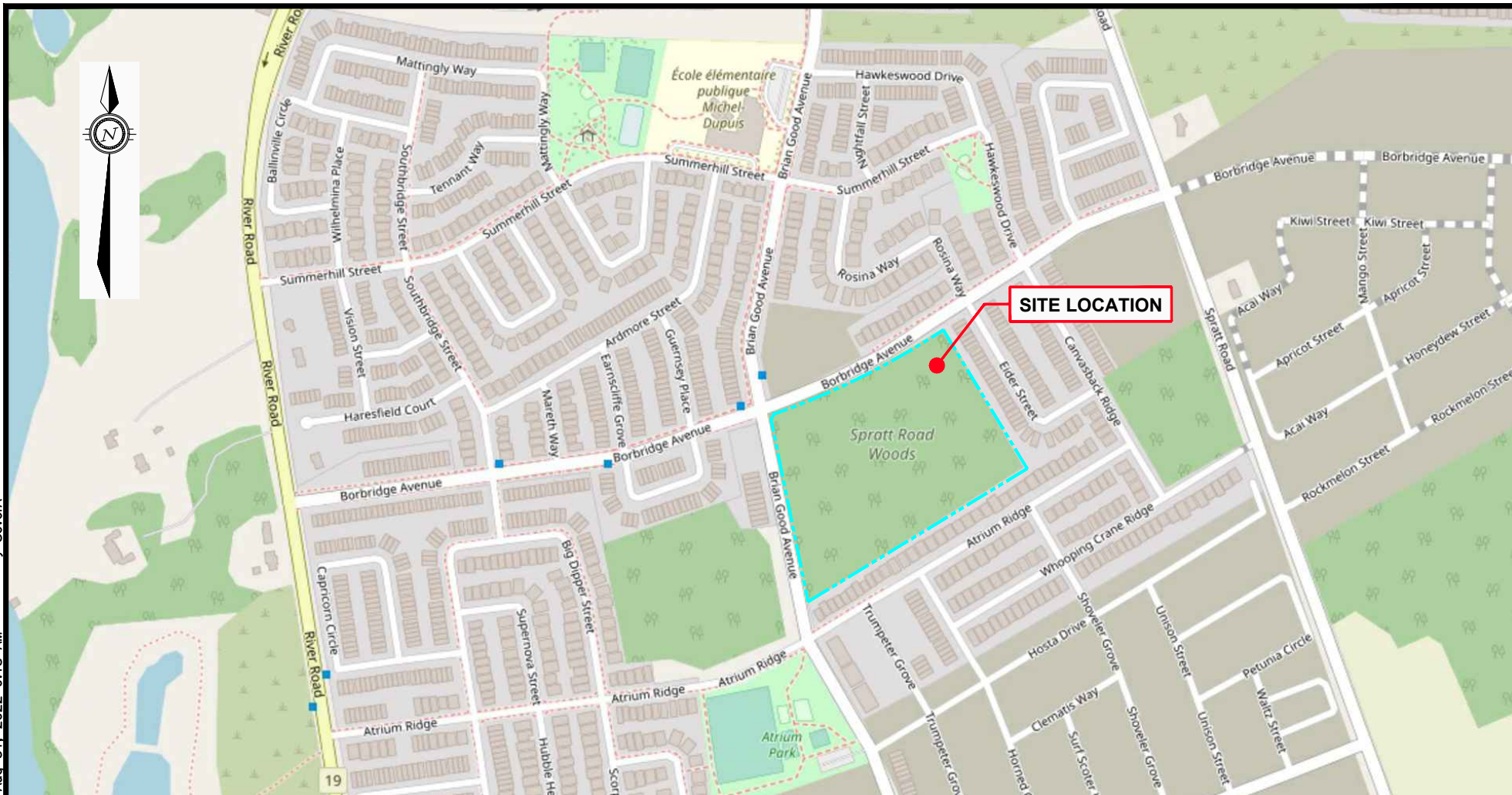
OTT-24010349-A0

May 21, 2025

## Appendix A – Figures



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Last Plotted: Aug 31, 2022 9:18 AM  
Plotted by: SeverA



## LEGEND

----- PROPERTY BOUNDARY

0 50m 100m 300m  
HORIZONTAL 1:7,500



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Ottawa, ON K2B 8H6, Canada

DATE MAY 2025		CLIENT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT BORBRIDGE AVE. & BRIAN GOOD AVE. (S-E LOT), OTTAWA, ONTARIO		project no. OTT-22019724-A0
DESIGN LW	CHECKED LW	TITLE: SITE LOCATION PLAN		scale 1:7,500
DRAWN BY AS				FIG 1



Filename: E:\OTT-22019724-A0-60\_Execution\65 Drawings\22019724-A0\_ph1.dwg  
Last Saved: Aug 31, 2022 10:10 AM Last Plotted: Aug 31, 2022 10:17 AM Plotted by: SeverA



LEGEND

- PROPERTY BOUNDARY
- STUDY AREA (250m)
- INFERRED GROUNDWATER FLOW DIRECTION



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DATE MAY 2025		CLIENT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT BORBRIDGE AVE. & BRIAN GOOD AVE. (S-E LOT), OTTAWA, ONTARIO	project no. OTT-22019724-A0
DESIGN LW	CHECKED LW		scale 1:4,000
DRAWN BY AS		TITLE: PHASE ONE STUDY AREA	FIG 2



*EXP Services Inc.*

*CECCE*

*Addendum to Phase One Environmental Site Assessment*

*6775 Borbridge Avenue, Ottawa, Ontario*

*OTT-24010349-A0*

*May 21, 2025*

## Appendix B – Site Photographs



**Photograph No. 1**

View of the northeast part of the Phase One property looking west.



**Photograph No. 2**

View of the southwest part of the Phase One property looking north.





**Photograph No. 3**

View of the deforestation equipment at the northwest corner of the Phase One property.



**Photograph No. 4**

View of the adjacent properties to the north of the Phase One property.



**Photograph No. 5**

View of the residential properties to the west.