



August 28, 2025

Osgoode Properties Ltd.  
1284 Wellington Street West  
Ottawa, ON K1Y 3A9

**Re: Phase One Environmental Site Assessment Update**  
2025 and 2035 Othello Avenue, Ottawa, Ontario  
Pinchin File: 363104

Pinchin Ltd. (Pinchin) is pleased to provide the findings of our Phase One Environmental Site Assessment (ESA) Update to Osgoode Properties Ltd. (Client) for the property described as 2025 and 2035 Othello Avenue, Ottawa, Ontario (Phase One Property or Site).

## **1.0 BACKGROUND**

This Phase One ESA Update has been prepared by Pinchin for the Client as an update to a Phase One ESA dated July 6, 2021 completed for the 2025 and 2035 Othello Avenue, Ottawa, Ontario. The Phase One Property and Phase One Study Area are shown on Figures 1 and 2 (all figures are provided in Appendix I).

Pinchin previously prepared the report entitled "*Phase One Environmental Site Assessment, 2025 and 2035 Othello Avenue, Ottawa, Ontario*", prepared for Osgoode Properties, and dated July 6, 2021 (2021 Pinchin Phase One ESA Report).

Pinchin conducted the 2021 Pinchin Phase One ESA Report in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 274/20 on July 1, 2020 (O. Reg. 153/04). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property.

At the time of the above-noted assessment, the Phase One Property was developed with two multi-tenant residential buildings (Site Buildings A and B); a nine-storey multi-tenant residential building on the north portion of the Phase One Property which possesses the municipal address of 2025 Othello Avenue, and a nine-storey multi-tenant residential building on the south portion of the Phase One Property which possesses the municipal address of 2035 Othello Avenue.

Based on information obtained during the 2021 Pinchin Phase One ESA Report, a total of eight potentially contaminating activities (PCAs) were identified within the Phase One Study Area, consisting of three PCAs at the Phase One Property and five PCAs within the Phase One Study Area, outside of the



Phase One Property. Of the on-Site PCAs, only the fill material of unknown quality was considered an area of potential environmental concern (APEC) for the Phase One Property; however, it was Pinchin's opinion that this could be addressed at the time of redevelopment. All off-Site PCAs represented APECs for the Phase One Property, with the exception of the former dry cleaners located at 1910 St. Laurent Boulevard, as a recent Record of Site Condition (RSC) filed for this property had shown that no subsurface impacts requiring remedial activities were required for this property in order to file the RSC. The above-noted on-Site PCA (i.e., fill material of unknown quality) and the remaining off-Site PCAs (i.e., automotive repair/servicing operations and former retail fuel outlet (RFO) operations at 2013 St. Laurent Boulevard, automotive repair/servicing operations at 1034 Pleasant Park Road, and RFO operations at 1030 Pleasant Park Road) all represented APECs for the Phase One Property.

The contaminants of potential concern (COPCs) associated with each APEC were determined based on several sources of information including, but not limited to, Pinchin's experience with environmental contamination and hazardous substances, common industry standards for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and evaluations of contaminant mobility and susceptibility for migration in the subsurface.

Pinchin recommended that a Phase Two ESA, defined as an "assessment of property conducted in accordance with the regulations by or under the supervision of a qualified person to determine the location and concentration of one or more contaminants in the land or water on, in or under the property", be conducted at the Phase One Property. Pinchin concludes that one or more contaminants originating from PCAs located on the Phase One Property and within the Phase One Study Area outside of the Phase One Property may have affected land or water on, in, or under the Phase One Property. Therefore, Pinchin recommended that a Phase Two ESA be conducted prior to filing a Site Plan Approval with the City of Ottawa.

Following the 2021 Pinchin Phase One ESA Report, Pinchin conducted a Phase Two ESA at the Site and prepared the report entitled "*Phase Two Environmental Site Assessment, 2025 and 2035 Othello Avenue, Ottawa, Ontario*", prepared for the Client, and dated October 13, 2021 (2021 Pinchin Phase Two ESA Report).

### **2021 Pinchin Phase Two ESA Report**

The Phase Two ESA completed by Pinchin in October 2021 was conducted in order to investigate the five APECs outlined in the 2021 Pinchin Phase One ESA Report. The 2021 Pinchin Phase Two ESA Report detailed the advancement of six borehole, one of which was located in the interior of Site Building A; two of which were located in the interior of Site Building B; and three of which were located on the east exterior portion of the Site. Three of the boreholes were completed as groundwater monitoring wells.



Eight soil samples and three groundwater samples were collected from the boreholes and groundwater monitoring wells and submitted for laboratory analyses of petroleum hydrocarbons (PHCs) in the F1 to F4 fractions (F1-F4); volatile organic compounds (VOCs); polycyclic aromatic hydrocarbons (PAHs); and metals.

Criteria used for the evaluation of soil and groundwater laboratory analysis results were the generic Table 3 (residential/parkland/institutional land use in a non-potable groundwater condition) guidelines, as outlined in the MECP document entitled "Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", and dated April 15, 2011 (Table 3 Standards).

The results of the laboratory analysis for the soil and groundwater samples indicated that the concentrations of the parameters tested (PHCs (F1-F4), VOCs, PAHs, and metals) were below the Table 3 Standards.

Based on the results of the 2021 Pinchin Phase Two ESA Report, no further work was warranted with respect to the environmental concerns associated with the boreholes and groundwater monitoring wells.

## **2.0 SCOPE OF WORK**

The scope of work for this Phase One ESA Update was consistent with O. Reg. 153/04 as a condition for a SPA application with the City of Ottawa at the Site and was comprised of a Site reconnaissance. The Site reconnaissance comprised of a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs).

The purposes of this Phase One ESA Update were to:

- Assess whether any new APECs or PCAs exist at the Phase One Property or Phase One Study Area;
- Provide revised figures summarizing PCAs identified in the Phase One Study Area; and
- Provide a revised Phase One Conceptual Site Model (Phase One CSM) following further consideration of potential exposure pathways and ecological receptors.

The Phase One ESA Update constitutes the Phase One ESA reporting requirements necessary as a condition for a SPA application with the City of Ottawa at the Site in accordance with O. Reg. 153/04. An update must be prepared if a Phase One ESA report is more than 18 months old prior to filing an RSC.



Furthermore, Pinchin conducted an interview with the current Site owner to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area.

## **2.1 Written Description of Investigation**

### *2.2.1 Summary of Site Reconnaissance*

Pinchin formerly completed a Site inspection and a review of surrounding properties within the Phase One Study Area from publicly accessible locations on June 8, 2021 as part of the original Phase One ESA. The initial Site reconnaissance was completed by Pinchin personnel, under the supervision of Pinchin's Qualified Person (QP) overseeing this project. The Phase One Study Area is outlined on Figure 3.

As part of this Update Phase One ESA, Alex Kelly of Pinchin completed an additional Site reconnaissance on August 25, 2025 under supervision of Pinchin's QP for this project. The Site reconnaissance was documented with notes and photographs. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix II.

The results of the subsequent Site reconnaissance indicated that no substantial changes have been observed to have occurred on the Phase One Property or on the surrounding properties located within the Phase One Study Area from the time of the initial Site reconnaissance that would result in potential subsurface impacts at the Phase One Property. As such, no additional PCAs or APECs, beyond the PCAs identified in the initial Phase One ESA, have been identified.

## **3.0 REVIEW AND EVALUATION OF INFORMATION**

### **3.1 First Developed Use Determination**

The first developed land use of the Phase One Property is defined by O. Reg. 153/04 to be the earlier of:

- The first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property; and
- The first potentially contaminating use or activity on the Phase One Property.

To the best of Pinchin's knowledge, the Phase One property was developed in approximately 1972. A review of the aerial photographs, city directories, a property underwriter's report (PUR) and an interview with the Site Representative, indicated that prior to 1972, the Phase One Property consisted of vacant undeveloped land. The 1933, 1945, 1951 and 1966 aerial photographs indicated that the Phase One Property appeared to consist of vacant undeveloped land. In addition, the Phase One Property addresses were not listed within city directory listings until 1974. Furthermore, the 1972 and 1973 PURs provided by



Risk Management Services indicated that Site Building B was constructed in 1972, and Site Building A was constructed in 1973. Therefore, it is Pinchin's opinion that the first developed use of the Phase One Property was in approximately 1972.

The date of the first developed use of the Phase One Property was determined through a review of an aerial photographs, city directories and an interview with the Site Representative. No other information was reviewed by Pinchin during the records review or obtained during the Site reconnaissance or interviews which would have resulted in a different interpretation of the date of first developed use of the Phase One Property.

### **3.2 Potentially Contaminating Activities**

#### **3.2.1 On-Site PCAs**

Pinchin's investigation of the Phase One Property during the previous Phase One ESA identified the following PCAs, one of which represents an APEC for the Phase One Property:

- PCA #1 (Item 55: Transformer Manufacturing, Processing and Use – Hydro vaults located within the central portion of the basement level of each Site Building). However, no issues were reported with the hydro vaults, and any maintenance/environmental issues associated with the transformers and hydro vaults would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that the on-Site hydro vaults are unlikely to result in potential subsurface impacts at the Phase One Property and do not represent APECs for the Phase One Property;
- PCA #2 (Item 30: Importation of Fill Material of Unknown Quality – Sand and gravel fill was identified along the east portion of the Phase One Property to a maximum depth of approximately 1.5 mbgs, and the former in-ground swimming pool located exterior to the east elevation of Site Building B was infilled with fill of unknown quality in the mid-1990s). The quality of the fill material used on-Site is unknown and as such, represents a PCA and APEC for the Phase One Property; and
- PCA #3 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – A 1972 PUR reported that Site Building B was originally heated by oil-fired boilers. However, at the time of Pinchin's Site reconnaissance's in 2010 and 2021, the Site Representatives indicated they were unaware of the presence of a former AST or UST that would have stored heating oil. In addition, Pinchin was unable to confirm or refute the presence of former on-Site ASTs and USTs at the time of the Site reconnaissance's, and no evidence of former ASTs or USTs was observed by Pinchin. As such, it is Pinchin's opinion that this PCA does not represent an APEC for the Phase One Property.



### 3.2.2 Off-Site PCAs

Pinchin's investigation of the Phase One Study Area outside of the Phase One Property during the previous Phase One ESA identified the following PCAs, four of which represent APECs for the Phase One Property:

- PCA #4 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – An RFO had operated at 2013 St. Laurent Boulevard from approximately 1964 until 2010). This property is located approximately 15 m east of the Phase One Property and is situated hydraulically upgradient to the Phase One Property in relation to the inferred groundwater flow direction. Based on the close proximity to the Phase One Property, the inferred groundwater flow direction, and the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property;
- PCA #5 (Item 29: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles – An automotive repair/servicing operation has operated at 2013 St. Laurent Boulevard since approximately 1964). This property is located approximately 15 m east of the Phase One Property and is situated hydraulically upgradient to the Phase One Property in relation to the inferred groundwater flow direction. Based on the close proximity to the Phase One Property, the inferred groundwater flow direction, and the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property;
- PCA #6 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – An RFO has operated at 1034 Pleasant Park Road since 1989). This property is located approximately 15 m south of the Site. Based on the close proximity to the Phase One Property, as well as the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property;
- PCA #7 (Item 29: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles – An automotive repair/servicing facility has operated at 1030 Pleasant Park Road since 1989). This operation is located approximately 25 m south of the Site. Based on the close proximity to the Phase One Property, as well as the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property; and



- PCA #8 (Item 37: Operation of Dry Cleaning Equipment (where chemicals are used) – Various dry cleaning operations had operated at 1910 St. Laurent Boulevard from 1964 until 2010 and were registered generators of halogenated solvent wastes from 1986 until 2001. This property is located adjacent to the north elevation of the Phase One Property; however, based on the results of the RSC completed at this property (refer to Section 4.2.1.10), it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property.

### 3.3 Areas of Potential Environmental Concern

Pinchin's investigation during the previous Phase One ESA identified four APECs, as defined by O. Reg. 153/04, at the Phase One Property and the Phase One Study Area outside of the Phase One Property.

The following table summarizes the APEC identified during the Phase One ESA, as well as the respective PCA, COPCs the media which could potentially be impacted:

| Area of Potential Environmental Concern                    | Location of Area of Potential Environmental Concern on Phase One Property                                                                                                      | 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 (On-Site fill material of unknown quality)         | Along the east boundary of the Phase One Property, within the former swimming pool area east of Site Building B, and inferred to be present throughout the Phase One Property. | Item 30 – Importation of Fill Material of Unknown Quality         | On-Site                               | PAHs<br>Metals<br>As, Sb, Se<br>B-HWS<br>Cr (VI)<br>Hg<br>CN <sup>-</sup><br>EC<br>SAR | Soil                                                           |
| APEC #2 (Former RFO located at 2013 St. Laurent Boulevard) | Along the east boundary of the Phase One Property.                                                                                                                             | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks | Off-Site (east)                       | PHCs<br>BTEX<br>PAHs                                                                   | Groundwater                                                    |



| Area of Potential Environmental Concern                                               | Location of Area of Potential Environmental Concern on Phase One Property | Potentially Contaminating Activity                                                              | Location of PCA (On-Site or Off-Site) | Contaminants of Potential Concern      | Media Potentially Impacted (Groundwater, Soil and/or Sediment) |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------|----------------------------------------------------------------|
| APEC #3 (Automotive repair/servicing operation located at 2013 St. Laurent Boulevard) | Along the east boundary of the Phase One Property.                        | Item 29 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles | Off-Site (east)                       | PHCs<br>BTEX<br>VOCs<br>PAHs<br>Metals | Groundwater                                                    |
| APEC #4 (RFO located at 1034 Pleasant Park Road)                                      | Along the south boundary of the Phase One Property.                       | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks                               | Off-Site (south)                      | PHCs<br>BTEX<br>PAHs                   | Groundwater                                                    |
| APEC #5 (Automotive repair/servicing operation located at 1030 Pleasant Park Road)    | Along the south boundary of the Phase One Property.                       | Item 29 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles | Off-Site (south)                      | PHCs<br>BTEX<br>VOCs<br>PAHs<br>Metals | Groundwater                                                    |

## Notes:

VOCs – volatile organic compounds

PAHs – polycyclic aromatic hydrocarbons

The rationale used by the QP in assessing the available information to determine whether PCAs exist or have existed within the Phase One Study Area, including the Phase One Property, that represent an APEC at the Phase One Property has been provided in the preceding report sections. In general, the potential for environmental impacts to the Phase One Property was evaluated using a combined probability for a source to contaminate, and the ability of contaminants to migrate on, or to the Phase One Property. For example, a gasoline UST located on the Phase One Property, or on a property in close proximity and/or upgradient of the Phase One Property, would exhibit a high potential for contamination (and is therefore considered a PCA resulting in an APEC at the Phase One Property) since gasoline is highly mobile in the subsurface. In contrast, shallow soil/fill with metals impacts located on a property adjacent to the Phase One Property would be considered to have a low potential for contamination given



that metals generally have low mobility in the subsurface (and would not be considered a PCA and not an APEC at the Phase One Property). Furthermore, non-adjacent properties with PCAs located downgradient of the Phase One Property generally do not result in APECs at the Phase One Property. Groundwater is the media through which contaminants typically migrate from property to property, and if the source of the contaminant is downgradient of the Phase One Property, contaminated groundwater from this source cannot migrate to the Phase One Property and the downgradient PCA would not be considered an APEC at the Phase One Property.

As noted in the summary table above, the Phase One ESA completed by Pinchin identified one APEC at the Phase One Property, which is related to an on-Site PCA.

The COPCs listed above in the summary table are APEC-specific and were determined based on several sources of information, including but not limited to, Pinchin's experience with environmental contamination and hazardous substances, common industry standards for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and an evaluation by Pinchin of the mobility and susceptibility for migration of the COPCs in the subsurface.

The evaluation of the presence/absence of APECs at the Phase One Property was based upon the analysis of available documents, records and drawings, and personal interviews. In evaluating the Phase One Property and Phase One Study Area, Pinchin has relied in good faith on information provided by other individuals or sources as noted in this report. Pinchin has assumed that the information provided is factual and accurate, and has no reason to believe that any of the information provided in the available documentation or obtained through interviews is not factual or inaccurate.

Pinchin is not aware of any additional information that would alter the conclusions regarding the presence/absence of APECs at the Phase One Property

### **3.4 Updated Phase One Conceptual Site Model**

A conceptual site model (CSM) was created to provide a summary of the findings of the Update Phase One ESA. The CSM illustrates the following features within the Phase One Study Area, where present:

- Existing buildings and structures;
- Water bodies located in whole or in part within the Phase One Study Area;
- Areas of natural significance located in whole or in part within the Phase One Study Area;
- Drinking water wells located at the Phase One Property;
- Land use of adjacent properties;
- Roads within the Phase One Study Area;



- PCAs within the Phase One Study Area, including the locations of tanks; and
- APECs within the Phase One Study Area.

The following provides a narrative summary of the Updated Phase One CSM:

- The Phase One Property is a near rectangular-shaped parcel of land approximately 6.7 acres (2.7 hectares) in size, located at the northeast corner of the intersection of Othello Avenue and Pleasant Park Road in the City of Ottawa. The Phase One Property is presently developed with a nine-storey multi-tenant residential building located on the north portion of the Phase One Property (i.e., Site Building A, which possesses the municipal address 2025 Othello Avenue) and a nine-storey multi-tenant residential building located on the south portion of the Phase One Property (i.e., Site Building B, which possesses the municipal address 2035 Othello Avenue). The Phase One Property has been used for residential purposes since initial development in approximately 1972. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an enhanced investigation property;
- The nearest surface water bodies are Ramsay Creek and the Rideau River, located approximately 1.8 km east and 3.6 km west (respectively) of the Phase One Property at elevations of approximately 72 and 60 m above mean sea level;
- No areas of natural significance were identified within the Phase One Study Area;
- No drinking water wells were located on the Phase One Property;
- The adjacent and surrounding properties in the vicinity of the Site consist of parkland, residential and commercial land uses. The properties located north of the Phase One Property consist of asphalt-paved parking areas and a shopping centre to beyond 200 m from the Phase One Property; the properties located south of the Phase One Property consist of Pleasant Park Road followed by commercial buildings and residential developments to beyond 200 m from the Phase One Property; the properties located east of the Phase One Property consist of St. Laurent Boulevard followed by a commercial building and residential developments to beyond 200 m from the Phase One Property; and the properties located west of the Phase One Property consist of parkland and residential developments to beyond 200 m from the Phase One Property;
- A total of eight PCAs were identified within the Phase One Study Area, consisting of three PCAs at the Phase One Property and five PCAs within the Phase One Study Area, outside of the Phase One Property. Of the on-Site PCAs, only the fill material of unknown



quality is considered an APEC for the Phase One Property; however, it is Pinchin's opinion that this can be addressed at the time of redevelopment. All off-Site PCAs represent APECs for the Phase One Property, with the exception of the former dry cleaners located at 1910 St. Laurent Boulevard, as a recent RSC filed for this property has shown that no subsurface impacts requiring remedial activities were required for this property in order to file the RSC. The above-noted on-Site PCA (i.e., fill material of unknown quality) and the remaining off-Site PCAs (i.e., automotive repair/servicing operations and former RFO operations at 2013 St. Laurent Boulevard, automotive repair/servicing operations at 1034 Pleasant Park Road, and RFO operations at 1030 Pleasant Park Road) all represent APECs for the Phase One Property. Figure 4 depicts the locations of each APEC;

- Underground utilities at the Phase One Property provide potable water, natural gas, electrical, telephone, cable and sewer services to the Site Buildings. These services enter the Site Buildings through subsurface conduits, with the exception of a pressurized natural gas line, which connects to meters located along the exterior of the Site Buildings. Storm sewer catch basins located in the parking lots connect to the municipal storm sewer line. Plans were not available to confirm the depths of these utilities, but they are estimated to be located approximately 2.0 to 3.0 mbgs. Based on the information provided within the 2000 AGRA Phase II ESA Report, the depth to groundwater at the Phase One Property reportedly ranges from approximately 4.0-5.5 mbgs;
- The Phase One Property and the surrounding properties located within the Phase One Study Area are located within alluvial deposits consisting of stratified gravel, sand, silt and clay. Bedrock is expected to consist of sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit. During the 2000 AGRA Phase II ESA Report, the soil stratigraphy was observed to consist of sand or sand and gravel fill, underlain by silty clay with trace gravel and clay, to approximately 7.6 mbgs; and
- The Phase One Property is relatively flat with little relief. Local groundwater flow is inferred to be to the west, based on the location of the Rideau River.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.



#### **4.0 CONCLUSION**

Pinchin conducted this Phase One ESA Update in order to satisfy the requirements of O. Reg. 153/04.

A total of eight PCAs were identified within the Phase One Study Area, consisting of three PCAs at the Phase One Property and five PCAs within the Phase One Study Area, outside of the Phase One Property, five of which were considered to result in APECs at the Phase One Property:

- PCA #1 (Item 55: Transformer Manufacturing, Processing and Use – Hydro vaults located within the central portion of the basement level of each Site Building). However, no issues were reported with the hydro vaults, and any maintenance/environmental issues associated with the transformers and hydro vaults would be the responsibility of Hydro Ottawa. As such, it is Pinchin's opinion that the on-Site hydro vaults are unlikely to result in potential subsurface impacts at the Phase One Property and do not represent APECs for the Phase One Property;
- PCA #2 (Item 30: Importation of Fill Material of Unknown Quality – Sand and gravel fill was identified along the east portion of the Phase One Property to a maximum depth of approximately 1.5 mbgs, and the former in-ground swimming pool located exterior to the east elevation of Site Building B was infilled with fill of unknown quality in the mid-1990s). The quality of the fill material used on-Site is unknown and as such, represents a PCA and APEC for the Phase One Property;
- PCA #3 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – A 1972 PUR reported that Site Building B was originally heated by oil-fired boilers. However, at the time of Pinchin's Site reconnaissance's in 2010 and 2021, the Site Representatives indicated they were unaware of the presence of a former AST or UST that would have stored heating oil. In addition, Pinchin was unable to confirm or refute the presence of former on-Site ASTs and USTs at the time of the Site reconnaissance's, and no evidence of former ASTs or USTs was observed by Pinchin. As such, it is Pinchin's opinion that this PCA does not represent an APEC for the Phase One Property;
- PCA #4 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – An RFO had operated at 2013 St. Laurent Boulevard from approximately 1964 until 2010). This property is located approximately 15 m east of the Phase One Property and is situated hydraulically upgradient to the Phase One Property in relation to the inferred groundwater flow direction. Based on the close proximity to the Phase One Property, the inferred groundwater flow direction, and the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property;



- PCA #5 (Item 29: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles – An automotive repair/servicing operation has operated at 2013 St. Laurent Boulevard since approximately 1964). This property is located approximately 15 m east of the Phase One Property and is situated hydraulically upgradient to the Phase One Property in relation to the inferred groundwater flow direction. Based on the close proximity to the Phase One Property, the inferred groundwater flow direction, and the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property;
- PCA #6 (Item 28: Gasoline and Associated Products Storage in Fixed Tanks – An RFO has operated at 1034 Pleasant Park Road since 1989). This property is located approximately 15 m south of the Site. Based on the close proximity to the Phase One Property, as well as the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property;
- PCA #7 (Item 29: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles – An automotive repair/servicing facility has operated at 1030 Pleasant Park Road since 1989). This operation is located approximately 25 m south of the Site. Based on the close proximity to the Phase One Property, as well as the nature/duration of operations, it is Pinchin's opinion that this PCA represents an APEC for the Phase One Property; and
- PCA #8 (Item 37: Operation of Dry Cleaning Equipment (where chemicals are used) – Various dry cleaning operations had operated at 1910 St. Laurent Boulevard from 1964 until 2010 and were registered generators of halogenated solvent wastes from 1986 until 2001. This property is located adjacent to the north elevation of the Phase One Property; however, based on the results of the RSC completed at this property (refer to Section 4.2.1.10), it is Pinchin's opinion that this PCA does not represent an APEC at the Phase One Property.

Based on the results of the 2021 Pinchin Phase Two ESA Report, it is Pinchin's opinion that the above-noted PCAs/APECs are unlikely to result in potential subsurface impacts at the Phase One Property.

The conclusions of this Phase One ESA Update represent the best judgment of the assessor and QP based on the conditions of the Phase One Property observed since completion of the 2021 Pinchin Phase One and Two ESA Reports. The combined 2021 Pinchin Phase One ESA Report, 2021 Pinchin Phase Two ESA Report and the Phase One ESA Update constitute the Phase One ESA reporting requirements necessary for filing an SPA application with the City of Ottawa at the Site in accordance with O. Reg. 153/04.



The Update Phase One ESA of the property located at 2025 and 2035 Othello Avenue, Ottawa, Ontario has been conducted in accordance with O. Reg. 153/04, under the supervision of a QP.

## **5.0 TERMS AND LIMITATIONS**

This Phase One ESA Update was performed in order to identify potential issues of environmental concern associated with the Phase One Property located at 2025 and 2035 Othello Avenue, Ottawa, Ontario (Phase One Property) since the time of the initial Site reconnaissance on February 17, 2022. This Phase One ESA Update was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Phase One Property.

This report was prepared for the exclusive use of Osgoode Properties Ltd., subject to the terms, conditions and limitations contained within the duly authorized work plan for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed.



Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

**Pinchin Ltd.**

Prepared by:

Reviewed by:

Alex Kelly, M.Sc.

Project Manager

Scott Mather, P.Eng., QP<sub>ESA</sub>

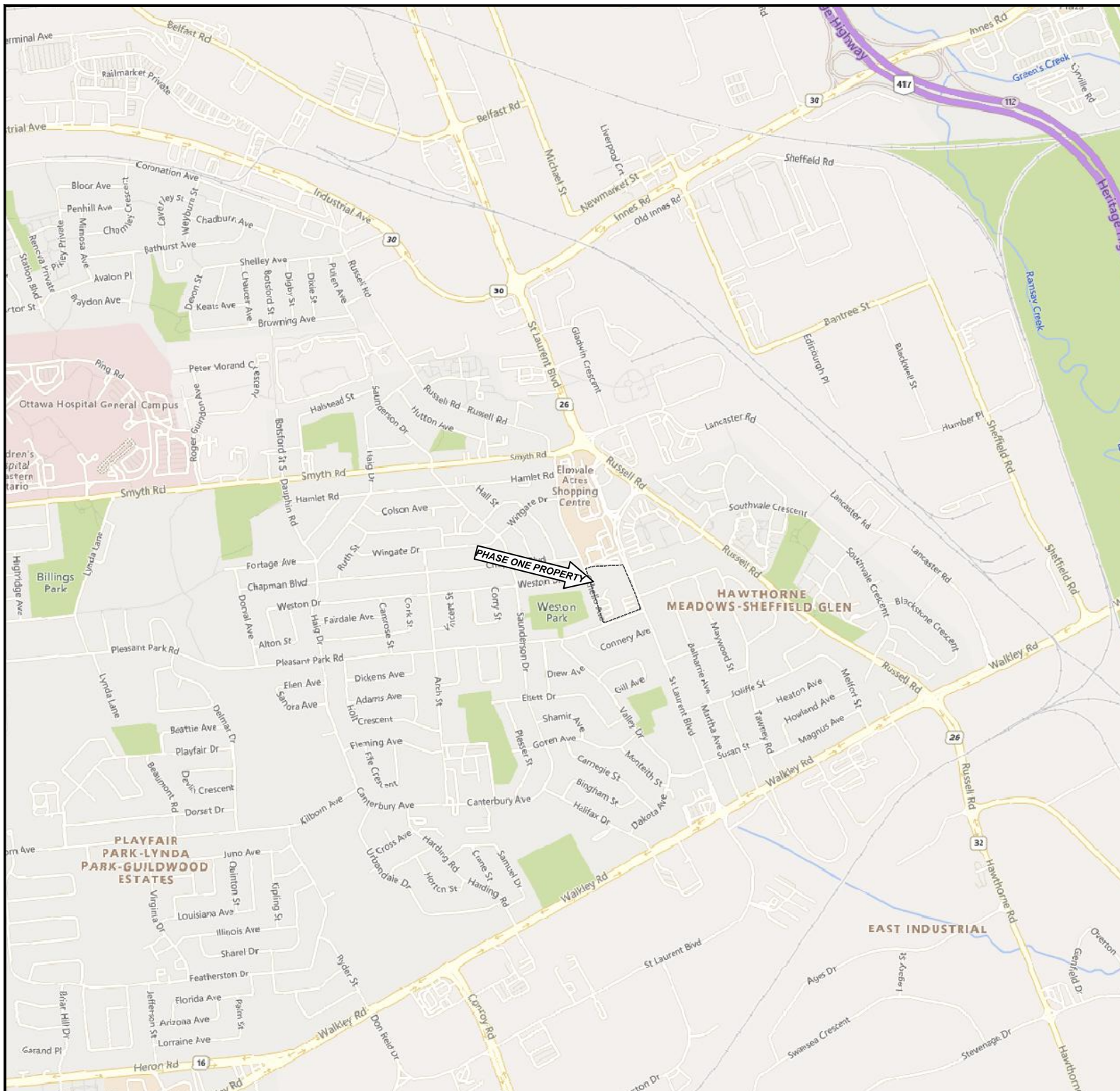
Director, Eastern Ontario

Encl:   Appendix I – Figures  
          Appendix II – Photographs

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Template: Phase I ESA Stage 1 PSI Update Report Template, EDR, June 6, 2023

**APPENDIX I**  
**Figures**



LEGEND IS COLOUR DEPENDENT.  
NON-COLOUR COPIES MAY ALTER  
INTERPRETATION.



PROJECT NAME: **PHASE ONE  
ENVIRONMENTAL SITE  
ASSESSMENT**

CLIENT NAME:  
**OSGOODE PROPERTIES LTD.**

PROJECT LOCATION:  
**2025 AND 2035 OTHELLO  
AVENUE, OTTAWA, ONTARIO**

FIGURE NAME:  
**KEY MAP**

|                                  |                             |
|----------------------------------|-----------------------------|
| PROJECT NUMBER:<br><b>363104</b> | SCALE:<br><b>1:20000</b>    |
| DRAWN BY:<br><b>D.M.</b>         | REVIEWED BY:<br><b>A.K.</b> |
| DATE:<br><b>AUGUST 2025</b>      | FIGURE NUMBER:<br><b>1</b>  |

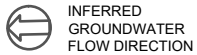


- LEGEND**
- PHASE ONE PROPERTY BOUNDARY
  - PHASE ONE STUDY AREA
  - SITE BUILDING
  - RES RESIDENTIAL
  - COM COMMERCIAL
  - RESIDENTIAL
  - COMMERCIAL
  - PARKLAND

LEGEND IS COLOUR DEPENDENT.  
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INTERPRETATION.



|                                                                       |                      |  |
|-----------------------------------------------------------------------|----------------------|--|
| PROJECT NAME:<br>PHASE ONE<br>ENVIRONMENTAL SITE<br>ASSESSMENT        |                      |  |
| CLIENT NAME:<br>OSGOODE PROPERTIES LTD.                               |                      |  |
| PROJECT LOCATION:<br>2025 AND 2035 OTHELLO<br>AVENUE, OTTAWA, ONTARIO |                      |  |
| FIGURE NAME:<br>PHASE ONE STUDY AREA                                  |                      |  |
| PROJECT NUMBER:<br>363104                                             | SCALE:<br>1:3000     |  |
| DRAWN BY:<br>D.M.                                                     | REVIEWED BY:<br>A.K. |  |
| DATE:<br>AUGUST 2025                                                  | FIGURE NUMBER:<br>2  |  |



INFERRED  
GROUNDWATER  
FLOW DIRECTION

**APPENDIX II**  
**Photographs**



**Phase One Environmental Site Assessment Update**

2025 and 2035 Othello Avenue, Ottawa, Ontario

Photographs

Appendix II

Pinchin File: 363104



Photo 1 – Site Building A (north elevation).



Photo 2 – Site Building B (east elevation).



Photo 3 – Site Building A (south elevation).



Photo 4 – Site Building B (west elevation).



Photo 5 – Property located north of the Site.



Photo 6 – Property located east of the Site.



Photo 7 – Property located south of the Site.



Photo 8 – Property located west of the Site.