



September 25, 2025
File: PE6214-LET.05

Concorde Properties
408 Tweedsmuir Avenue
Ottawa, ON
K1Z 5N5

Attention: **Mr. Jordan Tannis**

Subject: **Phase I - Environmental Site Assessment Update**
2506 Innes Road
Ottawa, Ontario

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
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Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Temporary Shoring Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) Update for the property located at 2506 Innes Road, in the City of Ottawa (Phase I ESA Property).

This updates a previous Phase I ESA conducted for the Phase I ESA Property completed by Paterson Group, dated November 29, 2023 and is intended to meet the requirements of a Phase I ESA Update, as per the Ministry of the Environment, Conservation and Parks (MECP) Standard Ontario Regulation (O.Reg.) 153/04: Records of Site Condition, as amended, under the Environmental Protection Act. This report is to be read in conjunction with the previous report.

Site Information

The Phase I ESA Property is located on the south side of Innes Road and east side of Scotland Private, in the City of Ottawa, Ontario, which is shown on Figure 1 - Key Plan, following the body of this report. The Phase I ESA Property is situated in an urban setting consisting of commercial and residential land uses. The Phase I ESA Property is vacant.



Previous Engineering Reports

The following reports were reviewed prior to conducting this assessment:

- ❑ 'Phase I Environmental Site Assessment, 2506 Innes Road, Ottawa, Ontario', prepared by Paterson Group, dated November 29, 2023.

According to historical research conducted as part of the 2023 Phase I ESA, the Phase I Property was first developed for commercial purposes as early as 1958. Based on the 1965 aerial image, the Phase I Property was occupied by a retail fuel outlet (RFO). In 1975, the property was redeveloped and operated as an RFO and an automotive repair garage called J&S Service Station until 1990. In 1995, the former RFO equipment (pump islands and former USTs) were decommissioned. Based on the former use of the Phase I Property in combination of the information/report reviewed as part of the 2023 assessment, the former USTs, pump islands, automotive service garage and unknown quality of fill material are considered to represent areas of potential environmental concern (APECs).

The historical use of the surrounding lands consisted of primarily residential with some commercial along the Innes Road, east of the Phase I Property. One off-site potentially contaminating activity (PCA), specifically an RFO and garage were identified at 2526 Innes Road. The former pump islands and USTs were situated approximately 55m and 70m, respectively. Based on the separation distance and the cross-gradient orientation of the former pump islands and USTs, these off-site PCAs are not considered to represent APECs on the Phase I Property.

Following the historical research, a site visit was conducted. The Phase I Property was occupied with an automotive service garage. The original 1975 structure remains intact with 3 service bays, each containing an above ground electric hoist, and a 3-chamber oil-water separator. An AST containing waste oil, with an approximate capacity of 800-L was noted on the eastern side of the exterior wall of the building. Some minor staining was noted on the asphaltic concrete paved surface.

Neighbouring land use in the Phase I Study Area consists primarily of residential with some commercial land use along Innes Road, east of the Phase I Property. No new existing off-site PCAs were identified within the Phase I Study Area.

A Phase II ESA was recommended to address the APECs identified as part of the Phase I ESA.



- ❑ 'Phase II Environmental Site Assessment, 2506 Innes Road, Ontario', prepared by Paterson Group, dated November 29, 2023.

Four boreholes were drilled to assess the previously identified APECs on the Phase I property, all of which were instrumented with groundwater monitoring wells.

Six (6) soil samples were submitted for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (BTEX) and petroleum hydrocarbons (PHCs, F1-F4). PHC concentrations were detected in the soil samples analyzed. The PHC, F2 concentration identified in BH2-23-SS4 was in excess of the selected MECP Table 3 Residential Standards. All other identified concentrations comply with MECP Table 3 Residential Standards.

Groundwater samples from monitoring wells BH1-23, BH2-23, BH3-23 and BH4-23 were collected on August 17, 2023. A second round of sampling was completed on November 6, 2023. No free product or petroleum hydrocarbon sheen was noted on the purge water at any of the borehole locations during the groundwater sampling event.

Groundwater samples were analyzed for BTEX, PHCs (F1-F4), VOCs, PAHs, and/or Lead (Pb). All of the groundwater results comply with the MECP Table 3 Standards.

Site remediation of impacted fill material was recommended to be conducted as part of the redevelopment activities on the Phase I property.

Historical Review and Records Update

Based on the historical search that was conducted as part of this Phase I Update, the following table summarizes the current and past uses of the phase one property.

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Pre-1903	Crown	Vacant	Agricultural or Other Use	1863 Map of County of Carleton, Canada West, shows the entire lot/concession without an assigned ownership.
1903-1908	Samuel Ogilvie	Vacant	Agricultural or Other Use	No information available
1908–1913	Richard Dawson	Vacant	Agricultural or Other Use	No information available



1913– 1941	Charles Reaume	Vacant	Agricultural or Other Use	1935 Topographic map: No indication of a building is shown on the property.
1941– 1954	David Amyot	Vacant	Agricultural or Other Use	1941 Topographic map: No indication of a building is shown on the property. 1948 Topographic map: No indication of a building is shown on the property. Aerial photo, 1949: no building observed.
1954– 1954	Stella Ladouceur	Vacant	Agricultural or Other Use	No information available
1954– 1958	Oscar Labreque	Presumed Retail fuel outlet and automotive service garage	Commercial Use	Aerial photo, 1958 (poor quality): property appears to be in use.
1958– 1986	British American Petroleum, later, Gulf Canada Limited	Retail fuel outlet and automotive service garage	Commercial Use	Note, per chain of title records, that the property was leased to Mr. Jean Mantha in 1966. 1961 Topographic map shows a structure on the property. 1963 Topographic map shows a structure on the property. Aerial photo, 1968: commercial building located on the property. Aerial photo, 1976: commercial building located on the property, pump island can be seen.
1986– 2006	Petro-Canada Inc.	Retail fuel outlet and automotive service garage	Commercial Use	Aerial photo, 1991: commercial building located on the property, covered pump canopy present on north side of the building. Aerial photo, 2002: commercial building located on the property, pump island/canopy no longer present.
2006– 2024	1694179 Ontario Inc.	Retail fuel outlet and automotive service garage	Commercial Use	Aerial photo, 2011: commercial building located on the property. Aerial photo, 2021: commercial building located on the property.



2024– Present	Michael D. Currey Holdings Inc.	Retail fuel outlet and automotive service garage	Commercial Use	Site visit, remediation completed in 2025
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Site Reconnaissance

The site visit was conducted on June 24, 2025 Mr. Mohammed Ramadan with Paterson's Environmental Department. The weather was overcast with an average temperature of 23 degree Celsius.

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 visit, from publicly accessible areas.

Exterior Assessment

Site Features

The Phase I Property is vacant and the majority of the northern portion of the property fronting Innes Road is asphalt paved concrete, with some landscaped areas on the northwest and northeast corners of the property. The southern portion of the site is landscaped as well with a treeline along the southern property boundary.

The site building, and containers have all recently been removed, in preparation for site remediation work and eventual redevelopment.

Site drainage consists of sheet flow on the asphalt paved concrete to catch basins located at the access laneways on each side of the property, and infiltration on the landscaped areas. The site topography is slightly above the grade of Innes Road, and slopes down gently towards the north in the direction of the Ottawa River.

No tanks, areas of stained pavement or stressed vegetation were observed on-site at the time of the site visit.

No other fuel, chemicals or unidentified substances were noted outside at the time of the site visit. No evidence of current or former railway or spur lines was observed on on-site at the time of the site visit.

Fill Material

No evidence of fill material was noted at the time of the site visit; however, based on the previous reports reviewed, fill material was imported and used to backfill the remediation excavations. The quality of the fill material is unknown and therefore, represents an APEC on the Phase I Property.



Subsurface Services and Utilities

The Phase I Property is situated in a municipally serviced area. Underground utilities and/or structures include natural gas, municipal water, sanitary and stormwater sewers. A catch basin was noted on both the entrance and exit laneways. These will eventually be disconnected in preparation for remediation and/or redevelopment work.

The above-noted site features are shown on Drawing PE6214-1 - Site Plan.

Conclusions

As a result of the additional historical research, records update and site visit undertaken as part of this assessment in order to meet the requirements of O.Reg. 153/04, as amended, **it is our opinion that a Phase II ESA Update is required for the Phase I ESA Property and should include the completion of a soil remediation program.**

Based on the historical land use, the Phase I ESA Property was considered to be used for commercial purposes as defined by O.Reg. 153/04 and as such, an RSC is required as there is a change in land use of the Phase I ESA Property to a more sensitive land use (residential).



Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with O.Reg. 153/04, as amended. The conclusions presented herein are based on information gathered from a historical review and field inspection program. The findings of the Phase I ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. 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 Phase I property 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 Concorde Properties. Permission and notification from Concorde Properties and this firm will be required to release this report to any other party.

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

Paterson Group Inc.

Mohammed Ramadan, B.Sc.

Adrian Menyhart, P.Eng., Q.P.E.SA



Report Distribution:

- ☐ Concorde Properties - Mr. Jordan Tannis
- ☐ Paterson Group



Attachments:

- ☐ Figure 1 - Key Plan
- ☐ Drawing PE5231-1 - Site Plan
- ☐ Drawing PE5231-2 – Surrounding Land Use Plan



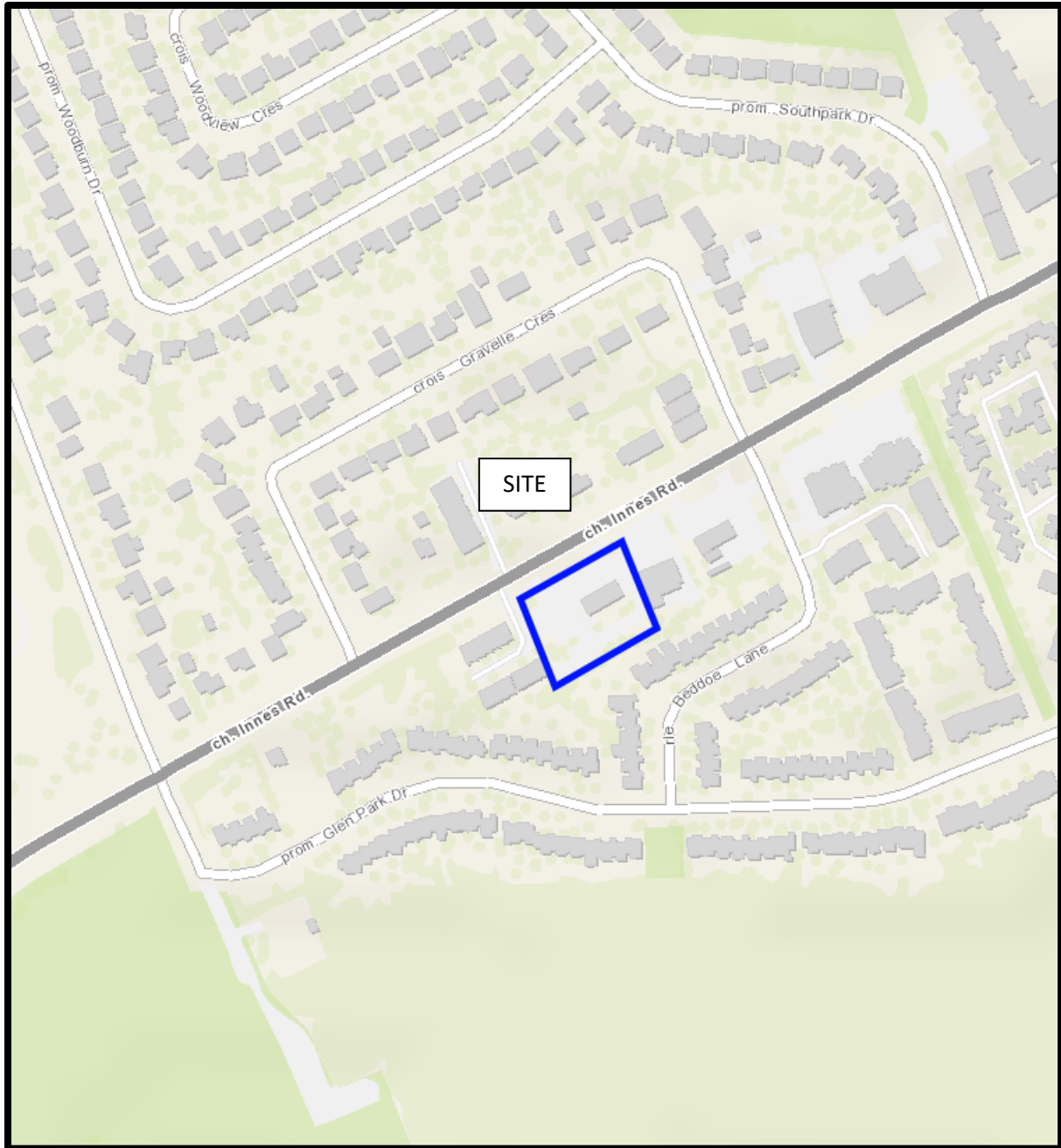
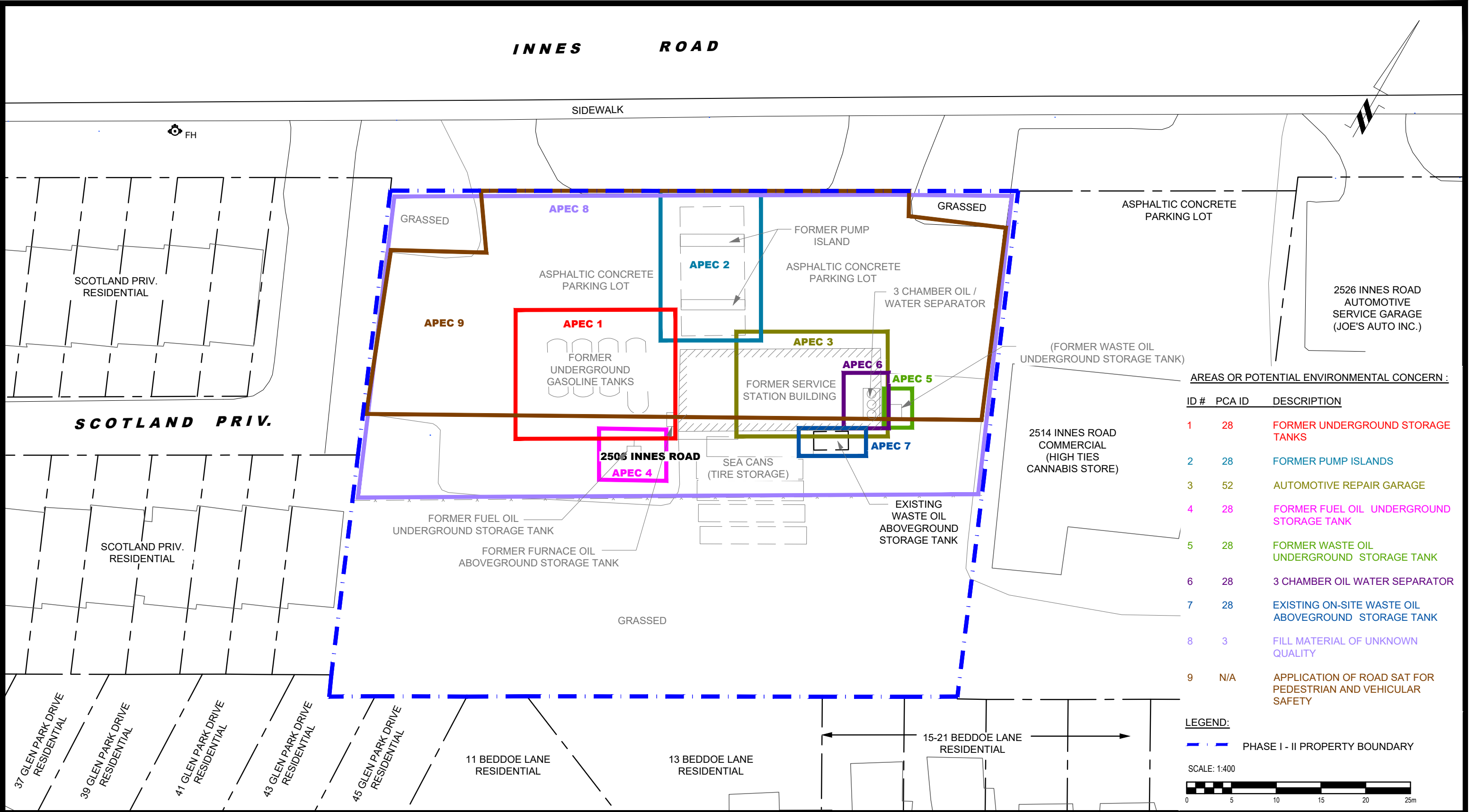


FIGURE 1
KEY PLAN



AREAS OR POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	28	FORMER UNDERGROUND STORAGE TANKS
2	28	FORMER PUMP ISLANDS
3	52	AUTOMOTIVE REPAIR GARAGE
4	28	FORMER FUEL OIL UNDERGROUND STORAGE TANK
5	28	FORMER WASTE OIL UNDERGROUND STORAGE TANK
6	28	3 CHAMBER OIL WATER SEPARATOR
7	28	EXISTING ON-SITE WASTE OIL ABOVEGROUND STORAGE TANK
8	3	FILL MATERIAL OF UNKNOWN QUALITY
9	N/A	APPLICATION OF ROAD SAT FOR PEDESTRIAN AND VEHICULAR SAFETY

LEGEND:
- - - PHASE I - II PROPERTY BOUNDARY

SCALE: 1:400

9 AURIGA DRIVE
OTTAWA, ON
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TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA,
Title: **SITE PLAN**ONTARIO

Scale: 1:400
Drawn by: GK
Checked by: MR
Approved by: AM

Date: 08/2025
Report No.: PE6214-1
Dwg. No.: **PE6214-1**
Revision No.:



POTENTIALLY CONTAMINATING ACTIVITIES :

ID #	PCA ID	ADDRESS	DESCRIPTION
1	28	ON-SITE	FORMER UNDERGROUND STORAGE TANKS
2	28	ON-SITE	FORMER PUMP ISLANDS
3	52	ON-SITE	AUTOMOTIVE REPAIR GARAGE
4	28	ON-SITE	FORMER FUEL OIL UNDERGROUND STORAGE TANK
5	28	ON-SITE	FORMER WASTE OIL UNDERGROUND STORAGE TANK
6	28	ON-SITE	3 CHAMBER OIL WATER SEPARATOR
7	28	ON-SITE	EXISTING ON-SITE WASTE OIL ABOVEGROUND STORAGE TANK
8	3	ON-SITE	APPLICATION OF ROAD SALT
9	N/A	ON-SITE	FILL MATERIAL OF UNKNOWN QUALITY
10	27, 28	2526 INNES RD.	FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE GARAGE

LEGEND:

— PHASE I - II PROPERTY BOUNDARY

SCALE: 1:3000

0 25 50 75 100 125 150 200m



PATERSON GROUP

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

2506 INNES ROAD

OTTAWA, ONTARIO

Title: SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	08/2025
Drawn by:	GK	Report No.:	PE6214-1
Checked by:	MR	Dwg. No.:	PE6214-2
Approved by:	AM	Revision No.:	