



**PATERSON  
GROUP**

August 11, 2025  
File: PE4546-LET.13

**Selkirk and Main Holdings Inc.**  
105 Atlantic Avenue  
Toronto, Ontario  
M6S 1Y1

Attention: **Mr. Daniel Byrne**

Subject: **Phase I - Environmental Site Assessment Update**  
**280 Montgomery Street**  
**300 Montgomery Street**  
**2 Montreal Road**  
**3 Selkirk Street**  
**Ottawa, Ontario**

**Consulting Engineers**

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Geotechnical Engineering  
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Noise and Vibration Studies

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Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I-ESA entitled "Phase I-Environmental Assessment, 3-33 Selkirk Street and 2 Montreal Road, Ottawa, Ontario" prepared by Paterson and dated April 22, 2019. This report is only used to update the site conditions for the purposes of filing a Record of Site Condition (RSC) on the property.

## **Potentially Contaminating Activities and Areas of Potential Environmental Concern**

Based on the results of the Phase I ESA and Phase I ESA Updates completed for the RSC Property, Potentially Contaminating Activities (PCAs) were identified to represent Areas of Potential Environmental Concern (APECs) with respect to the RSC Property. The APECs on the RSC Property are summarized in the table below with their respective Contaminants of Potential Concern (CPC). Areas of Potential Environmental Concern are illustrated on Drawing PE4546 – 1 – Site Plan.





| 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 – Former Gasoline Underground Storage Tanks (USTs) | Northwestern portion of RSC Property                                      | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks   | On-Site                               | PHC, BTEX, VOCs and Metals  | Soil, Groundwater  |
| APEC 2 – Former Pump Islands                              | Northwestern portion of RSC Property                                      | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks   | On-Site                               | PHC, BTEX, VOCs and Metals  | Soil, Groundwater  |
| APEC 3 – Former Pump Islands                              | Northern portion of RSC Property  | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks   | On-Site                               | PHC, BTEX, VOCs and Metals  | Soil, Groundwater  |
| APEC 4 – Former Gasoline Service Station                  | Northern portion of RSC Property  | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks   | On-Site                               | PHC, BTEX, VOCs and Metals  | Soil, Groundwater  |
| APEC 5 – Former Automotive Service Garage                 | North central portion of RSC Property                                     | 52: Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems | On-Site                               | PHC, BTEX, VOCs, PAHs   | Soil, Groundwater  |
| APEC 6 – Fill Material of Unknown Quality                 | Entire RSC Property   | Item 30 – Importation of Fill Material of Unknown Quality   | On-Site                               | Metals, mercury, chromium (VI), arsenic, selenium antimony and PAHs   | Soil (fill material)   |
| APEC 7A – Former Lumber Yard (prior to 1930)              | Southern Portion of RSC Property  | Not Applicable Storage of Lumber  | On-Site                               | Metals, mercury, chromium (VI), arsenic, selenium antimony            | Soil   |
| APEC 7B – Former Lumber Yard (prior and post 1930)        | Southeastern Portion of RSC Property                                      | Not Applicable Storage of Lumber  | On-Site                               | Metals, mercury, chromium (VI), arsenic, selenium antimony, ABNs, CPs | Soil   |
| APEC 8 – Former Potential Dry Cleaner                     | South Central portion of RSC Property                                     | Item 37- Operation of Dry Cleaning Equipment (where chemicals are used)   | On-Site                               | VOCs  | Soil, 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 9- Hydro Vault  | South central portion of RSC Property                                     | Item 55 – Transformer Manufacturing, Processing and Use  | On-Site                               | PHC, BTEX, PCBs                   | Soil   |
| APEC 10 – De-icing Agents Used for the Purpose of Safety <sup>1</sup>            | Entire RSC Property   | De-icing Agents Used for the Purpose of Safety <sup>1</sup>  | On-Site                               | EC, SAR                           | Soil   |
|  |   |  |                                       | Sodium, Chloride                  | Groundwater  |
| APEC 11 – Off Site Gasoline Service Station and Former Automotive Service Garage | Northeastern portion of RSC Property                                      | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks  | Off-Site                              | PHC, BTEX                         | Groundwater  |
|  |   | 52: Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems  | Off-Site                              | PHC, BTEX, VOCs, PAHs             | Groundwater  |
| APEC 12 – Off-site former USTs   | Northwestern portion of RSC Property                                      | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks  | Off-Site                              | PHC, BTEX                         | Soil/groundwater   |
| APEC 13- Off-Site Automotive Service Garage                                      | Eastern central portion of RSC Property                                   | 52: Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems  | Off-Site                              | PHC, BTEX, VOCs, PAHs             | Groundwater  |
| APEC 14 – Off Site Gasoline Service Station                                      | Northern portion of RSC Property  | Item 28 – Gasoline and Associated Products Storage in Fixed Tanks  | Off-Site                              | PHC, BTEX                         | Groundwater  |
| APEC 15 – Off-Site Potential Former Cleaners and Other Off-Site Industries       | Northeastern portion of RSC Property                                      | Item 37- Operation of Dry Cleaning Equipment (where chemicals are used)<br>Canadian Carbon and Ribbon Manufacturer – no applicable item in Table 2<br>Item 32- Iron and Steel Manufacturing and Processing | Off-Site                              | VOCs                              | 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) |
|--|---|------------------------------------|---------------------------------------|-----------------------------------|--|
| <sup>1</sup> Relying on Paragraph 1 of Section 49.1 of O.Reg. 153/04, the standards associated with de-icing agents are deemed not to be exceeded on the RSC Property for the purpose of Part XV.1 of the Act. |   |                                    |                                       |                                   |  |

**APEC 1 – Former Gasoline Underground Storage Tanks (USTs)** - Former gasoline underground storage tanks (USTs) associated with the former use of the RSC Property as a retail fuel outlet were identified on the 1948 Fire insurance Plan and in previous environmental reports as being located on the north western portion of the RSC Property. The former gasoline USTs represent APEC 1 on the RSC Property.

**APEC 2, APEC 3 - Former Pump Islands** – Former pump islands associated with the former use of the RSC Property as a retail fuel outlet were identified on the northwestern portion of the RSC Property and the northcentral portion of the RSC Property. The locations of the former pump islands were identified in previous environmental reports. The reported locations of the former pump islands appear consistent with the images in the 1965 and 1991 areal photographs. The former pump island and associated piping are considered to represent APEC 2 and APEC 3 on the northwestern and north central portions of the RSC Property.

**APEC 4 – Former Gasoline Service Station Decommissioning**– The northwestern portion of the RSC Property was used as a gasoline service station. Historical soil data compared to historical MOE Table B commercial/industrial remedial criteria represents an APEC on the northern portion of the RSC Property. The historical data was collected by others and reported by others under dated sampling protocols and procedures that cannot be relied upon for assessing the RSC Property. This historical data is considered to represent APEC 4 and has been superseded with more recent analytical data collected and analyzed under existing analytical protocols and sampling procedures to assess this APEC. A summary of the MOE Table B Remediation Criteria Exceedances is shown on Drawing PE4546 – 18 – Historical Results Exceeding 1997 Table B Industrial/Commercial Soil Remediation Criteria and summarized below.

**Summary of 1997 Sampling**

Excavations to remove equipment - Three gasoline storage tanks (two 32,200 L tanks and one 46,000 L tank) and associated piping were reported as removed in April 1997.



The pump islands and canopy were removed in June 1997. The excavations for these removals are shown as EXC-1 through EXC-5 in blue on Drawing PE4546 – 18 – Historical Results Exceeding 1997 Table B Industrial/Commercial Soil Remediation Criteria. Soil from these excavations was used to backfill the excavations along with imported sand at the top. Samples were collected from the excavations and one soil sample SS-32 exceeded the MOE Table B commercial/industrial remediation criteria for BTEX and TPH (gas/diesel). Although excavations extents have been added to cross sections, it should be noted that they have been added based on available information and it is considered likely that the ground surface elevation changed between the 1997 and the current site characterization program.

Test Pits – Eight test pits were excavated in 1997. Soil sample results from TP-2 exceeded the MOE Table B commercial/industrial remediation criteria for xylene and TPH (gas/diesel). The location of TP-2 is shown on Drawing PE4546 – 18 – Historical Results Exceeding 1997 Table B Industrial/Commercial Soil Remediation Criteria. *Note: Two soil sample results for lead collected from TP2 and TP4 in 1997 exceed the current MECP Table 3 residential standards. These sample results are discussed further in the fill material of unknown quality APEC 6 section. Historical Lead concentrations compared to the MECP Table 3 Residential standards is shown on drawing PE4546 – 21 – Historical Lead Results Compared to MECP Table 3 Residential. Note: only lead was analyzed not the full parameter group.*

Boreholes and monitoring wells - Three boreholes with monitoring wells were installed in April 1997. One soil sample from BH-2//MW-2 (shown as MW-2 on Drawing PE4546 – 18 – Historical Results Exceeding 1997 Table B Industrial/Commercial Soil Remediation Criteria) exceeded the MOE Table B commercial/industrial remediation criteria for benzene and xylenes. The groundwater results for BH-2/MW-2 also exceeded the MOE Table B commercial/industrial remediation criteria for benzene. No free product was observed in the monitoring wells at the time of sampling.

### **Summary of 1998 Sampling**

Test Pits – Eleven test pits were excavated in November and December 1998. Soil sample results from TP9 exceeded the MOE Table B commercial/industrial remediation criteria for TPH (gas/diesel). Soil sample results from TP16 exceeded the MOE Table B commercial/industrial remediation criteria for TPH (heavy oils).

Remedial Excavations – soil was removed from three remedial excavations in 1998. The three remedial excavations are shown as EXC-1 through EXC-3 in pink on Drawing PE4546 – 18 – Historical Results Exceeding 1997 Table B Industrial/Commercial Soil Remediation Criteria. Approximately 1,873 tonnes of soil was reported as disposed at a provincially licensed facility. Soil was stockpiled and sampled for reuse. Soil sample SS-



203 from EXC-3 exceeded the MOE Table B commercial/industrial remediation criteria for TPH (heavy oils). The samples collected from the stockpiled soil were considered acceptable for reuse and the stockpiled soil was used to backfill the excavations along with imported sand at the top. Although excavations extents have been added to cross sections, it should be noted that they have been added based on available information and it is considered likely that the ground surface elevation changed between the 1998 and the current site characterization program.

#### ***Extent of APEC 4***

Based on a review of the 1997 and 1998 sampling and excavations at the former gasoline service station portion of the property the extents of APEC 4 were determined based on the following considerations:

- The historical TPH and BTEX data is not considered appropriate to compare to the current MECP standards as sampling protocols and parameters have changed. However, it is noted that the excavation extents were terminated and soil was used as backfill in these areas based on the MOE Table B commercial/industrial remedial criteria applicable at the time. The current applicable residential standards for BTEX and TPH (now PHC F1 – F4) and sampling equipment and protocols are more stringent than the 1997 MOE Table B commercial/industrial remedial standards that were applicable at the time. Soil excavation sidewall samples, excavation floor samples, spoon samples from BH1(MW1) and BH3 (MW3) and stockpile grab samples for reuse that were considered to be in compliance in 1997 have the potential to exceed the current MECP Table 3 residential standards resulting in the extent of APEC 4 as covering the full extent of the decommissioning area. A comparison of the historical data compared to the current MECP Table 3 Standards is shown on Drawing PE4546 – 19 – Historical BTEX Soil Results Compared to MECP Table 3 Residential
- The historical data is not considered appropriate to compare to the current standards as sampling protocols have changed. Groundwater concentrations for BTEX and TPH reported in the monitoring wells for MW1, MW2 and MW3 are also considered to have the potential to exceed the current MECP Table 3 residential standards resulting in APEC 4. A comparison of the historical groundwater data compared to the current MECP Table 3 Standards is shown on Drawing PE4546 – 20 – Historical BTEX Groundwater Results Compared to MECP Table 3 Residential

**APEC 5 – Former Automotive Service Garage** – A former automotive service garage was identified as located on the north central portion of the RSC Property. No features of the former garage associated with APEC 5 are known. FIPs were reviewed as part of the Phase I ESA and no information regarding the location of tanks or hoists associated with the garage could be identified from the FIPs. The former garage can be seen in the 1965



aerial photograph, no information regarding the location of tanks or hoists associated with the garage were noted from the review of the air photographs. No other information was available regarding the historical operations on the former garage portion of the RSC Property. The former automotive service garage is considered to represent APEC 5 on the RSC Property. The former garage portion of the RSC Property was assessed by multiple sample locations providing sufficient coverage within APEC 5 including sampling in the former footprint of the building.

**APEC 6 – Fill Material of Unknown Quality** - Fill material was encountered across the RSC Property and including in areas of the former USTs and former pump islands. Three soil sample results for lead with concentrations of 170 mg/kg, 140 mg/kg and 240 mg/kg collected from TP2 and TP4 in 1997 exceed the current 2011 MECP Table 3 residential standard of 120 ug/g for lead but were in compliance with the MOE Table B commercial remedial criteria at the time. These sample results are considered to be included in the fill material of unknown quality APEC. The results for lead from TP2 and TP4 is shown on drawing PE4546- 8 – Soil (CrVI, metals including As, Sb and Se).

On-site fill material of unknown quality represents APEC 6 on the RSC Property. The contaminants of potential concern identified for the fill material of unknown quality did not include PHCs as the PHC impacts encountered on the gasoline service station portion of the RSC Property are considered to be from the PCAs associated with the former gas station (USTs, pump island) or former automotive service garage (which have individual APECs) and not from the source location of the imported fill material. Although there were no visual or olfactory signs of PHC contamination in the fill material encountered outside of the former gasoline service station/garage property, PHCs were tested in fill material outside of the former gasoline service station/garage portion of the RSC Property as a part of the mandatory sampling parameters included in the excess soil regulation.

**APEC 7a – Former Lumber Yard (prior to 1930s)**– The southern portion of the 3 Selkirk Street portion of the RSC Property was used as a Lumber Yard as shown on the 1915 and 1922 Fire Insurance Plans. This portion of the former lumber yard represents APEC 7a on the RSC Property. The yard was identified as W.C. Edwards Eastview Yard on the 1915 and 1922 FIP. The FIP does not indicate wood treatment had occurred at the RSC Property and based on historical research, WC Edwards' operations do not appear to be related to utility poles or railway ties, which traditionally utilize treated wood and there is no indication of utility poles or railway ties being stored on the RSC Property. As such, PAHs were excluded as contaminants of potential concern for the Lumber Yard APECs (APEC 7a and 7b), however PAHs were tested across the RSC Property as part of the fill material of unknown quality APEC 6 identified across the entire RSC Property. Based on historical research, pentachlorophenol started to be used on wood products in Canada in the 1930s and is not considered a potential concern prior to the 1930s within this APEC



7a. Based on the historical research the CPC identified for APEC 7a are metals, mercury, chromium (VI), arsenic, selenium, and antimony.

**APEC 7b – Former Lumber Yard (prior to and post 1930s)**– The southeastern corner of the 3 Selkirk Street portion of the RSC Property was used as a Lumber Yard post 1930 as shown on the 1948 Fire Insurance Plans. D. Kemp Edwards Ltd Builders Supplies was shown on the southeastern corner of the RSC Property on the 1948 FIP. There is no indication on the FIPs that treatment of wood occurred on the RSC Property. Based on the building products of D. Kemp Edwards Ltd Builders Supplies, the lumber products were related to building supplies and not railway ties or utility poles and wood treatment is not expected to have occurred on the RSC Property and there is no indication of utility poles or railway ties being stored on the RSC Property. As such, PAHs were excluded as contaminants of potential concern for the Lumber Yard APECs, however PAHs were tested across the RSC Property as part of the fill material of unknown quality APEC 6 identified across the entire RSC Property.

Pentachlorophenol started to be used in Canada in the 1930s and it is considered unlikely to be used at the RSC Property based on the building supply products listed in the historical research. Based on a historical review, there was no indication that D. Kemp Edwards Ltd Builders Supplies used pentachlorophenol as a wood preservative or stored treated (preserved) lumber. As a conservative approach, ABNs and Chlorophenols have been included as CPCs on the southeastern corner of the RSC Property, if treated lumber was stored it would be located on the southeastern portion of the RSC Property where the FIP showed the lumber yard to be located post-1930. This area, with a former lumber yard prior to and post 1930, represents APEC 7b on the RSC Property with ABNs and Chlorophenols added as additional contaminants of potential concern (in addition to metals, mercury, chromium (VI), arsenic, selenium, and antimony) to this portion of the APEC 7 in the unlikely event that treated lumber was stored at the RSC Property. Analytical testing for ABNs and Chlorophenols was included as part of an excess soil testing program and all concentrations of ABNs and Chlorophenols were in compliance with the MECP Table 3 Standards. The locations of these samples is shown on Drawing PE4546 – 11 – Analytical Testing Plan – Soil (Chlorophenols & ABNs)

**APEC 8 – Former Potential Dry Cleaner** – A former cleaner was listed in the city directories for an address located in the former commercial building and shown on an old plan as located centrally in the former commercial building. It could not be confirmed if dry cleaning equipment was used. The former potential dry cleaner is considered to be a PCA representing APEC 8 on the RSC Property.

**APEC 9 – Hydro Vault** – A former hydro vault was located in the former commercial building. Upon inspection there were no signs of spills or staining and the floor was in



good condition. The transformers in the hydro vault are PCAs resulting in APEC 9. Given the thickness of the concrete slab encountered during the subsurface investigation at other locations within the building, impacts below the building were not anticipated. The off site hydro vault to the southeast is not considered to represent an APEC on the RSC Property.

**APEC 10 – De-icing Agents Used for the Purpose of Safety** - Based on our experience with road salting applications for the purpose of safety on similar sites in the City of Ottawa, de-icing agents would have been used for the purpose of safety under conditions of snow and ice on the RSC Property and adjacent roadways Montreal Road, Selkirk Street, and Montgomery Street. In accordance with Section 49.1 of O.Reg. 153/04, EC, SAR, sodium and chloride concentrations on the RSC Property are deemed *not to be exceeded* for the purpose of Part XV.1 of the Act. EC, SAR, chloride and sodium are not considered to be contaminants of concern to the RSC Property.

**APEC 11 – Off Site Gasoline Service Station and Off-site Former Automotive Service Garage** – A current gasoline service station is located off site to the east of the RSC Property across Montgomery Street (located at the corner of Montgomery and Montreal Road). The 1948 FIPs show a former Garage/Repairs located in a commercial building at this location. These PCAs are considered to represent APEC 11 on the RSC Property.

**APEC 12 – Off-Site Former USTs** – Three USTs were located on the small parcel of land at the corner of Montreal Road and North River Road, adjacent to the RSC Property, as identified in a previous environmental report. These USTs are considered to be a PCA resulting in APEC 12 on the RSC Property.

**APEC 13 – Off Site Automotive Service Garage** – an automotive service garage is located to the east of the RSC Property. This garage is considered to represent APEC 13 on the RSC Property.

**APEC 14 – Off Site Gasoline Service Station** – A former gasoline service station with two USTs was located on the property to the northwest as shown on the 1948 Fire Insurance Plans. Pump islands can also be seen in the 1991 aerial photographs. The gasoline service station represents APEC 14 on the RSC Property. There is currently a gasoline service station operating at this location.

**APEC 15- Off-Site Potential Former Cleaners and Other Off-Site Industries** – A former cleaner was identified through historical searches as located to the north of the RSC Property. It is unknown if chemicals were used at the potential former cleaner location or if it was a drop off location. In addition, other former industries were listed at this location including Canadian Carbon and Ribbon Co from 1956 to 1971 and ironworks.



Canadian Carbon and Ribbon Co was a Canadian Company that manufactured carbon paper and ribbons for typewriters and no additional information on the ironworks was provided. Based on the depth to groundwater, cross gradient location and the distance of over 25 m from the RSC Property, VOCs are the only contaminant of potential concern identified from these PCAs with respect to the APEC created on the RSC Property. These concerns have been identified as APEC 15 on the RSC Property.

### **Additional PCAs identified within the Phase I ESA Study Area**

Remaining PCAs within the Phase I Study area were not considered to represent APECs on the RSC Property based on separation distance.

### **Contaminants of Potential Concern**

The following Contaminants of Potential Concern (CPCs) were identified during the Phase I ESA and Phase I ESA Update.

- Benzene, toluene, ethylbenzene and xylenes (BTEX)
- Petroleum Hydrocarbon Fractions 1 through 4 (PHCs F<sub>1</sub>-F<sub>4</sub>)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Metals (including arsenic, selenium and antimony)
- Mercury (Hg)
- Chromium VI (Cr VI)
- Polychlorinated Biphenyls (PCBs)
- Volatile Organic Compounds (VOCs)
- CPs & ABNs
- Sodium, chloride, EC and SAR - in accordance with Paragraph 1 of Section 49.1 of O.Reg. 153/04, EC, SAR, sodium and chloride concentrations on the RSC Property are not considered to be contaminants of concern to the RSC Property.

### **Conclusion**

Based on the results of the Phase II-ESA Update, and the Risk Assessment, there are no environmental concerns on the subject site. An additional investigation program is not recommended.





## Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended by O.Reg. 269/11 under the Environmental Protection Act. 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 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.

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 Selkirk and Main Holdings Inc. Permission and notification from the above noted party 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.



Michael Beaudoin, P.Eng., QPESA

### Report Distribution

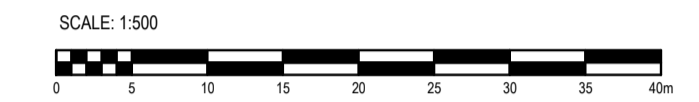
- Selkirk and Main Holdings Inc.
- Paterson Group (1 copy)



- LEGEND:**
- BOREHOLE WITH MONITORING WELL LOCATION
  - BOREHOLE LOCATION, PATERSON GROUP 2020
  - POST REMEDIATION MONITORING WELL 2023
  - TEST PIT LOCATION, PATERSON GROUP
  - BOREHOLE WITH MONITORING WELL LOCATION BY OTHERS (GOLDER)
  - BOREHOLE WITH MONITORING WELL LOCATION BY OTHERS (EXP)
  - BOREHOLE LOCATION BY OTHERS (EXP)
  - 56.08 GROUND SURFACE ELEVATION (m)
  - PHASE I, PHASE II AND RSC PROPERTY
  - APPROX. LOCATION OF FORMER SEWER LINE
  - APPROX. LOCATION OF FORMER ELECTRICAL LINE

GROUND SURFACE ELEVATIONS ARE REFERENCED TO A GEODETIC DATUM.

NOTE: HISTORICAL FEATURE DESCRIPTIONS SHOWN ON DRAWING PE4546-18



**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:**

1. FORMER GASOLINE UNDERGROUND STORAGE TANKS
2. FORMER PUMP ISLANDS
3. FORMER PUMP ISLANDS
4. FORMER GASOLINE SERVICE STATION
5. FORMER AUTOMOTIVE SERVICE GARAGE
6. FILL MATERIAL OF UNKNOWN QUALITY
- 7A. FORMER LUMBER YARD (PRIOR TO 1930)
- 7B. FORMER LUMBER YARD (PRIOR TO AND POST 1930)
8. FORMER POTENTIAL DRY CLEANER
9. HYDRO VAULT
10. DE-ICING AGENTS USED FOR THE PURPOSE OF SAFETY
11. OFF-SITE GASOLINE SERVICE STATION AND FORMER OFF-SITE AUTOMOTIVE SERVICE GARAGE
12. OFF-SITE FORMER UNDERGROUND STORAGE TANKS
13. OFF-SITE AUTOMOTIVE SERVICE GARAGE
14. OFF-SITE GASOLINE SERVICE STATION
15. OFF-SITE POTENTIAL FORMER CLEANERS AND OTHER OFF-SITE INDUSTRIES.



| NO. | REVISIONS | DATE | INITIAL |
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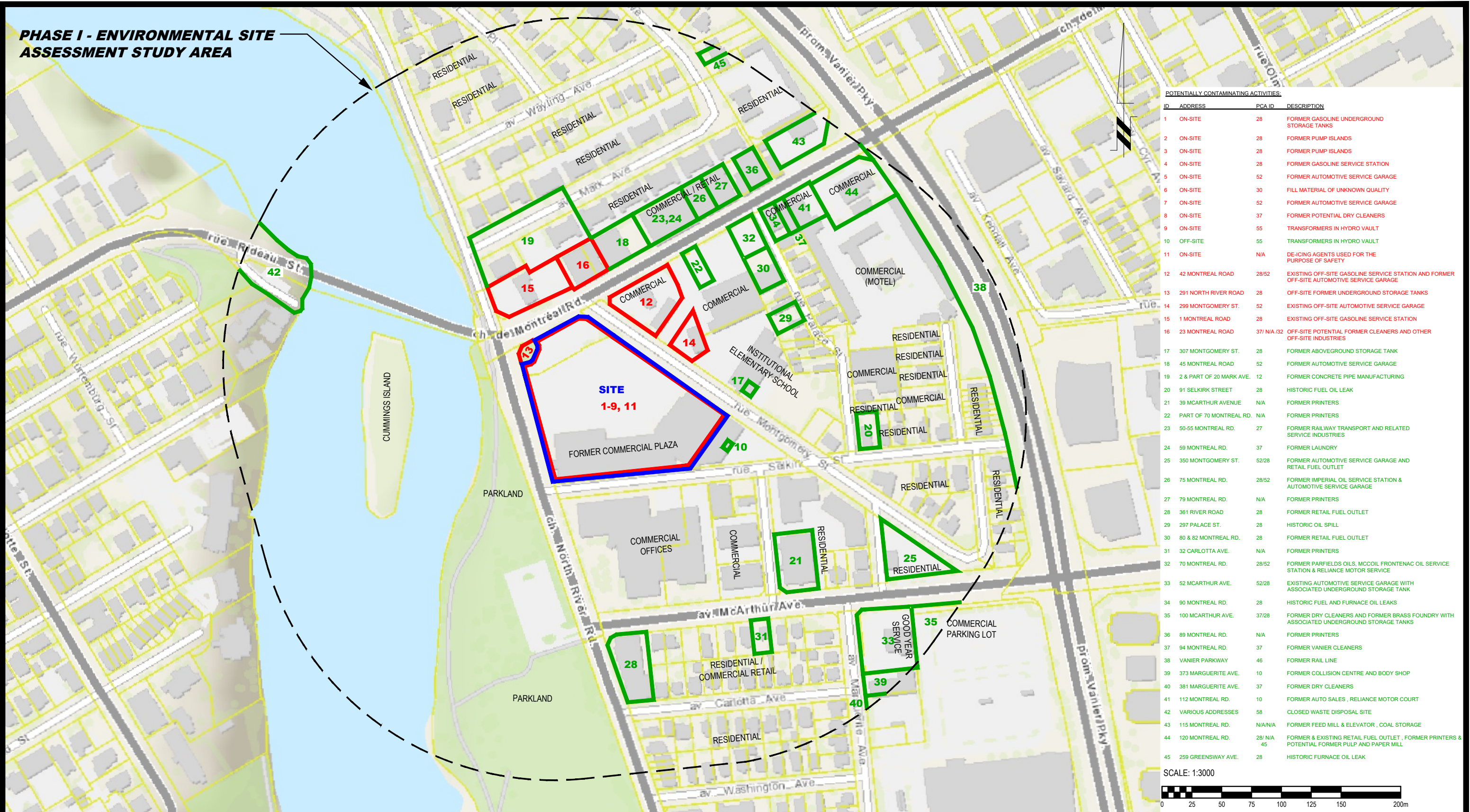
RIVERAIN DEVELOPMENTS INC.  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
 2 MONTREAL ROAD, 3 SELKIRK STREET, 280 MONTGOMERY STREET AND 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

**SITE PLAN**

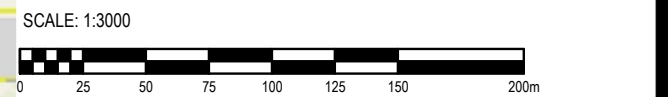
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|--------------|---------|---------------|----------|
| Scale:       | 1:500   | Report No.:   | PE4546   |
| Drawn by:    | MPG     | Drawing No.:  | PE4546-1 |
| Checked by:  | LK      |               |          |
| Approved by: | LK      |               |          |
| Date:        | 11/2021 | Revision No.: |          |

Published Drawing: environmental/pe4546/pe4546-1 (January 2022) Phase I (pe4546-1) of Phase I (pe4546-1)

**PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA**



| POTENTIALLY CONTAMINATING ACTIVITIES: |                          |             |  |
|---------------------------------------|--------------------------|-------------|--|
| ID                                    | ADDRESS                  | PCA ID      | DESCRIPTION  |
| 1                                     | ON-SITE                  | 28          | FORMER GASOLINE UNDERGROUND STORAGE TANKS  |
| 2                                     | ON-SITE                  | 28          | FORMER PUMP ISLANDS  |
| 3                                     | ON-SITE                  | 28          | FORMER PUMP ISLANDS  |
| 4                                     | ON-SITE                  | 28          | FORMER GASOLINE SERVICE STATION  |
| 5                                     | ON-SITE                  | 52          | FORMER AUTOMOTIVE SERVICE GARAGE   |
| 6                                     | ON-SITE                  | 30          | FILL MATERIAL OF UNKNOWN QUALITY   |
| 7                                     | ON-SITE                  | 52          | FORMER AUTOMOTIVE SERVICE GARAGE   |
| 8                                     | ON-SITE                  | 37          | FORMER POTENTIAL DRY CLEANERS  |
| 9                                     | ON-SITE                  | 55          | TRANSFORMERS IN HYDRO VAULT  |
| 10                                    | OFF-SITE                 | 55          | TRANSFORMERS IN HYDRO VAULT  |
| 11                                    | ON-SITE                  | N/A         | DE-ICING AGENTS USED FOR THE PURPOSE OF SAFETY   |
| 12                                    | 42 MONTREAL ROAD         | 28/52       | EXISTING OFF-SITE GASOLINE SERVICE STATION AND FORMER OFF-SITE AUTOMOTIVE SERVICE GARAGE     |
| 13                                    | 291 NORTH RIVER ROAD     | 28          | OFF-SITE FORMER UNDERGROUND STORAGE TANKS  |
| 14                                    | 299 MONTGOMERY ST.       | 52          | EXISTING OFF-SITE AUTOMOTIVE SERVICE GARAGE  |
| 15                                    | 1 MONTREAL ROAD          | 28          | EXISTING OFF-SITE GASOLINE SERVICE STATION   |
| 16                                    | 23 MONTREAL ROAD         | 37/ N/A /32 | OFF-SITE POTENTIAL FORMER CLEANERS AND OTHER OFF-SITE INDUSTRIES                             |
| 17                                    | 307 MONTGOMERY ST.       | 28          | FORMER ABOVEGROUND STORAGE TANK  |
| 18                                    | 45 MONTREAL ROAD         | 52          | FORMER AUTOMOTIVE SERVICE GARAGE   |
| 19                                    | 2 & PART OF 20 MARK AVE. | 12          | FORMER CONCRETE PIPE MANUFACTURING   |
| 20                                    | 91 SELKIRK STREET        | 28          | HISTORIC FUEL OIL LEAK   |
| 21                                    | 39 MCARTHUR AVENUE       | N/A         | FORMER PRINTERS  |
| 22                                    | PART OF 70 MONTREAL RD.  | N/A         | FORMER PRINTERS  |
| 23                                    | 50-55 MONTREAL RD.       | 27          | FORMER RAILWAY TRANSPORT AND RELATED SERVICE INDUSTRIES                                      |
| 24                                    | 59 MONTREAL RD.          | 37          | FORMER LAUNDRY   |
| 25                                    | 350 MONTGOMERY ST.       | 52/28       | FORMER AUTOMOTIVE SERVICE GARAGE AND RETAIL FUEL OUTLET                                      |
| 26                                    | 75 MONTREAL RD.          | 28/52       | FORMER IMPERIAL OIL SERVICE STATION & AUTOMOTIVE SERVICE GARAGE                              |
| 27                                    | 79 MONTREAL RD.          | N/A         | FORMER PRINTERS  |
| 28                                    | 361 RIVER ROAD           | 28          | FORMER RETAIL FUEL OUTLET  |
| 29                                    | 297 PALACE ST.           | 28          | HISTORIC OIL SPILL   |
| 30                                    | 80 & 82 MONTREAL RD.     | 28          | FORMER RETAIL FUEL OUTLET  |
| 31                                    | 32 CARLOTTA AVE.         | N/A         | FORMER PRINTERS  |
| 32                                    | 70 MONTREAL RD.          | 28/52       | FORMER PARFIELDS OILS, MCCOIL FRONTENAC OIL SERVICE STATION & RELIANCE MOTOR SERVICE         |
| 33                                    | 52 MCARTHUR AVE.         | 52/28       | EXISTING AUTOMOTIVE SERVICE GARAGE WITH ASSOCIATED UNDERGROUND STORAGE TANK                  |
| 34                                    | 90 MONTREAL RD.          | 28          | HISTORIC FUEL AND FURNACE OIL LEAKS  |
| 35                                    | 100 MCARTHUR AVE.        | 37/28       | FORMER DRY CLEANERS AND FORMER BRASS FOUNDRY WITH ASSOCIATED UNDERGROUND STORAGE TANKS       |
| 36                                    | 89 MONTREAL RD.          | N/A         | FORMER PRINTERS  |
| 37                                    | 94 MONTREAL RD.          | 37          | FORMER VANIER CLEANERS   |
| 38                                    | VANIER PARKWAY           | 46          | FORMER RAIL LINE   |
| 39                                    | 373 MARGUERITE AVE.      | 10          | FORMER COLLISION CENTRE AND BODY SHOP  |
| 40                                    | 381 MARGUERITE AVE.      | 37          | FORMER DRY CLEANERS  |
| 41                                    | 112 MONTREAL RD.         | 10          | FORMER AUTO SALES, RELIANCE MOTOR COURT  |
| 42                                    | VARIOUS ADDRESSES        | 58          | CLOSED WASTE DISPOSAL SITE   |
| 43                                    | 115 MONTREAL RD.         | N/A/N/A     | FORMER FEED MILL & ELEVATOR, COAL STORAGE  |
| 44                                    | 120 MONTREAL RD.         | 28/ N/A /45 | FORMER & EXISTING RETAIL FUEL OUTLET, FORMER PRINTERS & POTENTIAL FORMER PULP AND PAPER MILL |
| 45                                    | 259 GREENSWAY AVE.       | 28          | HISTORIC FURNACE OIL LEAK  |



| NO. | REVISIONS | DATE | INITIAL |
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|     |           |      |         |
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**MAIN AND MAIN DEVELOPMENTS**  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
**2 MONTREAL ROAD, 3 SELKIRK STREET, 280 MONTGOMERY STREET AND**  
**OTTAWA, ONTARIO**  
 Title: **SURROUNDING LAND USE PLAN**

|              |        |               |                 |
|--------------|--------|---------------|-----------------|
| Scale:       | 1:3000 | Date:         | 09/2022         |
| Drawn by:    | YA     | Report No.:   | PE4546-4        |
| Checked by:  | JC     | Dwg. No.:     | <b>PE4546-2</b> |
| Approved by: | LK     | Revision No.: |                 |