

VIA EMAIL

Project/File: 121626297.500
Date: March 18, 2026
To: Costco Wholesale Canada Ltd.
Attention: Patrick Lau
Addendum To Report: Phase One Environmental Site Assessment – Northeast Part of 1900 Cyrville Road, Ottawa, Ontario, dated March 3, 2026, Prepared by Stantec Consulting Ltd. for Costco Wholesale Canada Ltd. (the “2026 Phase One ESA Report”)
Reference: City of Ottawa – Historical Land Use Inventory (HLUI) Response & Results

This addendum is to be read with and constitutes part of the 2026 Phase One ESA Report.

Background

A Phase One ESA for the Northeast Part of 1900 Cyrville Road, Ottawa, Ontario (the “Site” or “Phase One Property”) was completed by Stantec Consulting Ltd. (Stantec) for Costco Wholesale Canada Ltd. (Costco) in general accordance with Ontario Regulation (O. Reg.) 153/04, as amended. The results were summarized in the 2026 Phase One ESA Report.

An HLUI request was submitted to the City of Ottawa (City) on February 12, 2026. No response had been received when the 2026 Phase One ESA Report was issued. The City’s HLUI response and database results (HLUI Area Features and HLUI Point Features, summarized in Table 1 and Table 2, respectively), received on March 16, 2026, are enclosed with this addendum.

HLUI Results

Stantec’s review of the HLUI response letter and database results identified no pertinent information for the Phase One Property. An Environmental Risk Management Area (ERMA) was identified within the Phase One Study Area in the HLUI database. The ERMA is located within the Cyrville Road right-of-way (ROW) on the adjacent east of the Site.

The City noted that soil and/or groundwater within the Cyrville Road right-of-way may contain petroleum hydrocarbons (PHCs) related to historical operations of the former Laidlaw Bus Company at 1901 Cyrville Road (formerly 1500–1550 Innes Road), including a maintenance facility and fuel outlet on the adjacent east property (previously identified potentially contaminating activities (PCA-3a and PCA3b). The City recommended special consideration for any soil excavation or groundwater management in this off-site ROW area.

Conclusion

The review of the HLUI database did not identify additional on-site or off-site PCAs that may contribute to areas of potential environmental concern at the Phase One Property. Based on the HLUI review findings, the conclusions of the 2026 Phase One ESA Report remain the same, and there are no changes to the Phase One Conceptual Site Model presented in the 2026 Phase One ESA Report.

We trust that this addendum to the 2026 Phase One ESA Report satisfies your requirements. This addendum was prepared by Mandy Witteman, M.A.Sc., P.Eng., QP_{ESA} and reviewed by Jaka Suryana, P.Eng., QP_{ESA}.

Regards,

Stantec Consulting Ltd.

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Attachment: HLUI Response Letter and Results

March 16, 2026

Mandy Witteman
Stantec Consulting Ltd.

Dear Mandy Witteman,

Re: Information Request
1900 Cyrville Road, **Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- **Environmental Remediation Unit:** The City’s Environmental Remediation Unit (ERU) has copies of the following environmental reports for the property:
 - Stantec, 2025. 1900 Cyrville Rd - Phase I ESA. 23May2025
 - Stantec, 2025. 1900 Cyrville Rd - Preliminary Excess Soil Sampling Program. 14May2025

Please contact ERU-UAE@ottawa.ca to request copies of the reports if required

- **Sewer Use Program:** Violations of environmental statutes, regulations or bylaws; Approvals
- **Solid Waste Services:** No information found pertaining to the subject property.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website:
<https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('26-0028 HLUI Summary Report.xlsx'), please refer to the [Overview and User Guide](#)."

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the

HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

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

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Asiya Ali (*she/her*)

Student Planner | Étudiante en Urbanism

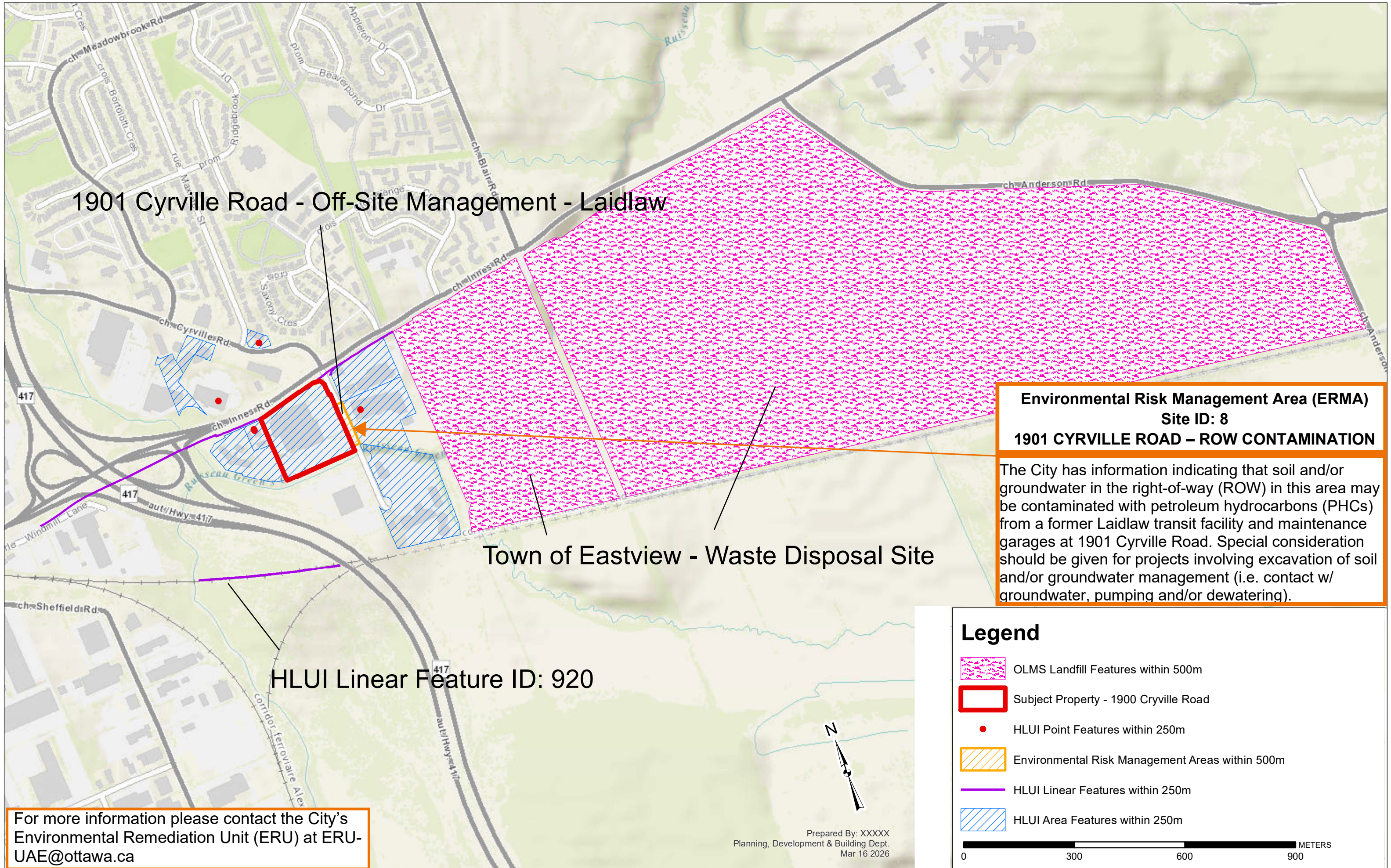
Development Review – All Wards | Examen des projets d’aménagement pour tous les quartiers

City of Ottawa | Ville d’Ottawa

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-26-0028



1901 Cyrville Road - Off-Site Management - Laidlaw

Environmental Risk Management Area (ERMA)
Site ID: 8
1901 CYRVILLE ROAD – ROW CONTAMINATION

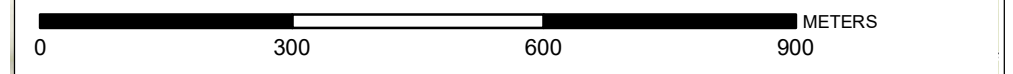
The City has information indicating that soil and/or groundwater in the right-of-way (ROW) in this area may be contaminated with petroleum hydrocarbons (PHCs) from a former Laidlaw transit facility and maintenance garages at 1901 Cyrville Road. Special consideration should be given for projects involving excavation of soil and/or groundwater management (i.e. contact w/ groundwater, pumping and/or dewatering).

Town of Eastview - Waste Disposal Site

HLUI Linear Feature ID: 920

Legend

-  OLMS Landfill Features within 500m
-  Subject Property - 1900 Cryville Road
-  HLUI Point Features within 250m
-  Environmental Risk Management Areas within 500m
-  HLUI Linear Features within 250m
-  HLUI Area Features within 250m



Prepared By: XXXXX
 Planning, Development & Building Dept.
 Mar 16 2026

For more information please contact the City's Environmental Remediation Unit (ERU) at ERU-UAE@ottawa.ca

Table 1
Summary of HLUI Area Features
Phase One ESA - Northeast Part of 1900 Cyrville Road, Ottawa, ON
Costco Wholesale Canada Ltd.

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	MUNICIPALITY	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	COMMENTS	Shape_Length	Shape_Area
11507	LAIDLAW TRANSIT LIMITED	Public Passenger Transit Systems Industries	1991-GloucesterRoots-15-505; 1994-PID; 1998-SC; 2003-PID	1978-2003	c. 1978; c. 1994-1998; c. 2003	1901	CYRVILLE	RD	OTTAWA	K1B1A9	43510376	GLOUCESTER	415110; 415120; 415190; 485110; 485210; 485410; 485510; 485990; 487110; 488990; 811111; 811310	CYRVILLE RD RIGHT OF WAY, 185 METERS SOUTH OF INNES ROAD	25084.04953	684.5159923
12011	LECC	Industrial Machinery, Equipment and Supplies, Wholesale	2005-SelectPhone	2005	c. 2005	1486	INNES	RD		K1B3V5	43510002	GLOUCESTER	417230		16662.16425	585.4408128
13339	TRAVELWAY SCHOOL TRANSIT LTD	Public Passenger Transit Systems Industries	1978-M	1978		1901	CYRVILLE	RD	OTTAWA		43510376	OTTAWA			25084.04953	684.5159923
13775	1901 CYRVILLE ROAD - OFF-SITE MANAGEMENT - LAIDLAW	Environmental Risk Assessment	2017-CityofOttawa-RemediationUnit	2017											2430.242532	282.1859383
15671	CITY OF OTTAWA -CYRVILLE WORKS YARD	Other Utility Industries n.e.c.	2001-ES; 2003-PID; 2006-ES; 2012-ES; 2016-PID	2003-2016	2003-2016	1951	CYRVILLE	RD	GLOUCESTER	K1B1A9	43510005	GLOUCESTER	562990; 913910		45396.09649	989.3776321
16033	FRANK & GUY AUTO BODY	Motor Vehicle Repair Shops	1960-M; 1970-M; 1980-M; 1990-CD; 1998-SC; 2001-ES; 2005-SelectPhone; 2006-ES; 2012-ES; 2017-SalesGenie	1960-2017	M.1960, M.1970, M.1980; CD 1990; SC98; 2005 Select Phone; ES 2001; ES 2006; ES 2012; SalesGenie 2017	1694	CYRVILLE	RD			43550069		811112; 811119; 811121		3473.740771	262.7220574
11553	CLAYMORE CABINETRY	Retail trade	2012-ES	2012	ES 2012	1481	INNES	RD		K1B1C5	43550033	GLOUCESTER	444190		7264.309014	534.8215044
13378	SEGUIN ESSO SERVICE STATION	Motor Vehicles, Wholesale	1970-M	1970		1741	CYRVILLE	RD	GLOUCESTER		43580280	GLOUCESTER			2359.649532	194.3661796
16067	MARTEL SHELL SERVICE STATION	Service Station	1980-M; 1990-CD	1990	CD 1990	1741	CYRVILLE	RD		K1B3K8	43580280	GLOUCESTER			2359.649532	194.3661796
16068	D & G SCHOOL TRANSPORT	Other - Garage Bay/Small Offices	2001-ES; 2006-ES; 2012-ES	2001-2012	ES 2001; ES 2006; ES 2012	1741	CYRVILLE	RD		K1B3K8	43580280	GLOUCESTER	447110; 447190; 485410; 811111		2359.649532	194.3661796
11459	H G KEENAN HAULAGE	Transportation and warehousing	2012-ES	2012	ES 2012	1720	INNES	RD		K1B3K5	43510200	GLOUCESTER	484221		17509.56475	545.7046532
14150	ICI PAINTS	Lumber and Building Materials, Wholesale	2005-SelectPhone	2005		1880	INNES	RD		K1B3K5	43510358	Gloucester			44392.41399	916.3739732
16069	PRECISION AUTO WORK	Retail trade	2001-ES; 2006-ES; 2012-ES	2001-2012	ES 2001; ES 2006; ES 2012	1741	CYRVILLE	RD		K1B3K8	43580280	GLOUCESTER	447110; 447190; 485410; 811111		2359.649532	194.3661796
11679	CAR-ON AUTO SALES	Automobile Dealers-Used Cars	2017-SalesGenie	2017	SalesGenie 2017	1700	CYRVILLE	RD	GLOUCESTER	K1B3L8	43550043	GLOUCESTER	44112005		1731.721337	171.1686642
15624	COSTCO WHOLESALE	Wholesale trade	2016-PID	2016	PID2016	1900	CYRVILLE	RD	GLOUCESTER	K1B1A5	43510007	GLOUCESTER	418990		39848.05893	791.8049105
16071	CYRVILLE-INNES AUTO INC	Motor Vehicles, Wholesale	1970-M; 1980-M; 1998-SC; 2001-ES	1970-2001	c. 1970; c. 1980; c. 1998; c. 2001	1741	CYRVILLE	RD	GLOUCESTER	K1B3K8	43580280	GLOUCESTER	415110; 415120; 415190; 447110; 447190; 811111; 811112; 811119; 811121; 811199; 811310		2359.649532	194.3661796
16073	SOSLY INC	Service Stations-Gasoline & Oil	2017-SalesGenie	2017	SalesGenie 2017	1741	CYRVILLE	RD	OTTAWA	K1B3K8	43580280	GLOUCESTER	44719005		2359.649532	194.3661796
12010	BERKIM CONSTRUCTION	Construction	2001-ES; 2006-ES	2001-2006	ES 2001; ES 2006	1494	INNES	RD		K1B3V5	43510001	GLOUCESTER	232990; 447110		3585.064309	242.9825182
13179	TOWN OF EASTVIEW -WASTE DISPOSAL SITE	Landfill	1964-CityofGloucesterFile#6-79A:Subject-Health/Dumping-Box75-Dec28; TownshipofGloucester-File#8-34-Box88; 2017-CityofOttawa-Landfill	1954-1964	c. 1954-1964	2090	INNES	RD	GLOUCESTER	K1B3K5	43510408	GLOUCESTER	221320; 221330; 562210; 562920; 562990; 913910	Conn. 3, lots 19 & 20	1602156.148	7524.51133
13338	ESSO (IMPERIAL OIL) SERVICE STATION	Gasoline Service Stations	1998-SC; 2001-ES; 2005-PropertyAssessment; 2006-ES; 2012-ES	1998-2006		1494	INNES	RD	GLOUCESTER		43510001	GLOUCESTER			3585.064309	242.9825182
14153	SAAB JOSEPH GAS CENTRE	Gasoline Service Stations	2001-ES; 2005-PropertyAssessment; 2006-ES; 2012-ES; 2017-SalesGenie	2001-2017		1741	CYRVILLE	RD	GLOUCESTER	K1B3K8	43580280	Gloucester			2359.649532	194.3661796
16072	MARS & SONS AUTO REPAIR	Automobile Repairing & Service	2017-SalesGenie	2017	SalesGenie 2017	1741	CYRVILLE	RD	OTTAWA	K1B3K8	43580280	GLOUCESTER	81111104		2359.649532	194.3661796
15670	CITY OF OTTAWA -CYRVILLE WORKS YARD	Other Utility Industries n.e.c.	2001-ES; 2003-PID; 2006-ES; 2012-ES; 2016-PID	2003-2016	2003-2016	1951	CYRVILLE	RD	GLOUCESTER	K1B1A9	43510005	GLOUCESTER	562990; 913910		45396.09649	989.3776321
16070	MACEWEN PETROLEUM INC	Retail trade	1998-SC; 2001-ES; 2006-ES; 2012-ES	1998-2012	ES 2001; ES 2006; ES 2012	1741	CYRVILLE	RD		K1B3K8	43580280	GLOUCESTER	447110; 447190; 485410; 811111		2359.649532	194.3661796
15672	CAPITAL COACH LINES CO LIMITED	Other Storage and Warehousing Industries	1994-PID; TownshipofGloucester-File#16-421, #16-405-Box357, 198	1975-1994	c. <1975; c. 1975-1994	1951	CYRVILLE	RD	GLOUCESTER	K1B1A9	43510005	GLOUCESTER	412110; 419120; 454310; 493120; 493130; 493190; 811112; 811119; 811121	- 1981 report shows 4,000 tonnes of salt delivery - in 1975 the Township bought the property from Capital Coach Township of Gloucester GEN# = ON0088601	45396.09649	989.3776321
15800	NATIONAL RENTALS LIMITED	Machinery and Equipment Rental And Leasing Service	2005-SelectPhone	2005	c. 2005	1880	INNES	RD		K1B3K5	43510358	GLOUCESTER	532310; 562990		44392.41399	916.3739732

Table 2
Summary of HLUI Point Features
Phase One ESA - Northeast Part of 1900 Cyrville Road, Ottawa, ON
Costco Wholesale Canada Ltd.

OBJECT_ID	ACTIVITY_NAME	FACILITY_TYPE	TANK_TY PE	TANK_C ONTENT	TANK_S IZE	TANK_TY PE	TANK_S TATUS	SOURCE	INSTALLED_ST _NUM	INSTALLED_ST _NAME	ST_AB BR	COMMENT	MTM_X	MTM_Y	IMAGE_CE RTAINTY	TANK_MATERIAL	TANK_ID	TANK_LEAKIN G	TANK_REMO VED	REMOVED_D ATE	DATE_ IN STALLED	BUSINESS	TEMPRECOID	CAP	MUNICIPALITY	POSTCODE
8050	1202673 ONTARIO INC - DANI TABBAL INNES ROAD ESSO	Gasoline Station-SS		gasoline	22700	Licensed	Current	GW Study 2004	1494	INNES	RD	1494 INNES RD. 23/03/14 Location Updated, further update not possible. Moved ontop of tanks area based on address & 2005 imagery.	374866.931	5030949.81	2						19830401	Retail	423	L	GLOUCESTER	K1B 3V5
8053	1202673 ONTARIO INC - DANI TABBAL INNES ROAD ESSO	Gasoline Station-SS		gasoline	22700	Licensed	Current	GW Study 2004	1494	INNES	RD	1494 INNES RD. 23/03/14 Location Updated, further update not possible. Moved ontop of tanks area based on address & 2005 imagery.	374866.931	5030949.81	2						19830401	Retail	426	L	GLOUCESTER	K1B 3V5
8756	MACEWEN PETROLEUM INC	Gasoline Station-FS		gasoline	25000	Licensed	Current	GW Study 2004	1741	CYRVILLE	RD	21/09/28 Location Updated	374879.208	5031187.47	2						19830401	Retail	1911	L	GLOUCESTER	K1B 3K8
8049	1202673 ONTARIO INC - DANI TABBAL INNES ROAD ESSO	Gasoline Station-SS		gasoline	22700	Licensed	Previous	GW Study 2004	1494	INNES	RD	1494 INNES RD. 23/03/14 Location Updated, further update not possible. Moved ontop of tanks area based on address & 2005 imagery.	374866.931	5030949.81	2						19830401	Retail	422	L	GLOUCESTER	K1B 3V5
8136	LAIDLAW TRANSIT LTD	Private Fuel Outlet		gasoline	22730	Licensed	Current	GW Study 2004	1901	CYRVILLE	RD	1901 CYRVILLE RD. 23/09/29 Location Updated, further update not possible. Moved ontop of building based on activity name, project polygon layer, date installed, 1991 & 1999 imagery. Building rebuild between 1999 & 2002.	375154.429	5031006.68	3						19921201	Private	1215	L	OTTAWA	K1B 1A9
8757	MACEWEN PETROLEUM INC	Gasoline Station-FS		gasoline	25000	Licensed	Current	GW Study 2004	1741	CYRVILLE	RD	21/09/28 Location Updated	374879.208	5031187.47	2						19830401	Retail	1912	L	GLOUCESTER	K1B 3K8
9575	HURDMAN BROS LTD	Private Fuel Outlet		diesel	22730	Cancelled	Current	GW Study 2004	1501	INNES	RD	1501 INNES RD. 23/04/13 Location Updated, further update not possible. Moved ontop of pump island based on address, municipal address point layer & 1991 imagery. Pump island removed between 1999 & 2002.	374769.62	5031029.27	2						19830401	Private	1212	L	OTTAWA	K1B 3V4
1594	1427229 ONT INC - SAAB GAS CENTRE	Gasoline Station - Self Serve	UST	gasoline	45400	Licensed	Active	TSSA	1741	CYRVILLE	RD	21/09/28 Location Updated	374879.208	5031187.47	2	Steel	ST8309				1992					
8051	1202673 ONTARIO INC - DANI TABBAL INNES ROAD ESSO	Gasoline Station-SS		gasoline	22700	Licensed	Current	GW Study 2004	1494	INNES	RD	1494 INNES RD. 23/03/14 Location Updated, further update not possible. Moved ontop of tanks area based on address & 2005 imagery.	374866.931	5030949.81	2						19830401	Retail	424	L	GLOUCESTER	K1B 3V5
1377	1553668 ONTARIO LTD Q/A INNES ON THE RUN	Gasoline Station - Self Serve	UST	gasoline	46400	Licensed	Active	TSSA	1494	INNES	RD	21/10/21 Location Updated	374866.011	5030952.27	2	Fiberglass (FRP)	ST8453				2002					
1595	1427229 ONT INC - SAAB GAS CENTRE	Gasoline Station - Self Serve	UST	diesel	25000	Licensed	Active	TSSA	1741	CYRVILLE	RD	21/09/28 Location Updated	374879.208	5031187.47	2	Steel	ST8310				1992					
1631	1553668 ONTARIO LTD Q/A INNES ON THE RUN	Gasoline Station - Self Serve	UST	gasoline	46400	Licensed	Active	TSSA	1494	INNES	RD	21/10/21 Location Updated	374866.011	5030952.27	2	Fiberglass (FRP)	ST8454				2002					
8134	LAIDLAW TRANSIT LTD	Private Fuel Outlet		diesel	22730	Licensed	Current	GW Study 2004	1901	CYRVILLE	RD	1901 CYRVILLE RD. 23/09/29 Location Updated, further update not possible. Moved ontop of building based on activity name, project polygon layer, date installed, 1991 & 1999 imagery. Building rebuild between 1999 & 2002.	375154.429	5031006.68	3						19921201	Private	1213	L	OTTAWA	K1B 1A9
1632	1553668 ONTARIO LTD Q/A INNES ON THE RUN	Gasoline Station - Self Serve	UST	diesel	22700	Licensed	Active	TSSA	1494	INNES	RD	21/10/21 Location Updated	374866.011	5030952.27	2	Fiberglass (FRP)	ST8455				2002					
8133	HURDMAN BROS LTD	Private Fuel Outlet		gasoline	22730	Cancelled	Current	GW Study 2004	1501	INNES	RD	1501 INNES RD. 23/04/13 Location Updated, further update not possible. Moved ontop of pump island based on address, municipal address point layer & 1991 imagery. Pump island removed between 1999 & 2002.	374769.62	5031029.27	2						19830401	Private	1211	L	OTTAWA	K1B 3V4
8531	1427229 ONT INC - SAAB GAS CENTRE	Gasoline Station - Self Serve	UST	gasoline	25000	Licensed	Active	TSSA	1741	CYRVILLE	RD	21/09/28 Location Updated	374879.208	5031187.47	2	Steel	ST8308				1992					
8135	LAIDLAW TRANSIT LTD	Private Fuel Outlet		diesel	22730	Licensed	Current	GW Study 2004	1901	CYRVILLE	RD	1901 CYRVILLE RD. 23/09/29 Location Updated, further update not possible. Moved ontop of building based on activity name, project polygon layer, date installed, 1991 & 1999 imagery. Building rebuild between 1999 & 2002.	375154.429	5031006.68	3						19921201	Private	1214	L	OTTAWA	K1B 1A9
8052	1202673 ONTARIO INC - DANI TABBAL INNES ROAD ESSO	Gasoline Station-SS		gasoline	22700	Licensed	Current	GW Study 2004	1494	INNES	RD	1494 INNES RD. 23/03/14 Location Updated, further update not possible. Moved ontop of tanks area based on address & 2005 imagery.	374866.931	5030949.81	2						19830401	Retail	425	L	GLOUCESTER	K1B 3V5
8755	MACEWEN PETROLEUM INC	Gasoline Station-FS		gasoline	45000	Licensed	Previous	GW Study 2004	1741	CYRVILLE	RD	21/09/28 Location Updated	374879.208	5031187.47	2						19830401	Retail	1910	L	GLOUCESTER	K1B 3K8