



**PATERSON
GROUP**

March 9, 2026
File: PE5280-LET.03

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Geotechnical Engineering
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Hydrogeology
Materials Testing
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Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

Attention: **Mr. Chris Packman**

patersongroup.ca

Subject: **Phase I-Environmental Site Assessment Update
3750 North Bowesville Road
Ottawa, Ontario**

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-ESA, 3750 North Bowesville Road, Ottawa, Ontario" prepared by Paterson, dated on August 28, 2022.

Background

The Phase I Property, addressed 3750 North Bowesville Road, is situated in a general mixed-use zone with an approximate footprint of 6,753 m². The Phase I Property is occupied by a banquet hall/reception centre. The remainder of the property is consists of a paved parking lot.

The site topography is relatively flat and at the grade of the adjacent streets. Site drainage consists of sheet flow to catch basins located in the parking area. The regional topography slopes down in a north-westerly direction.





Previous Engineering Reports

The following reports were reviewed as part of this assessment.

- “Phase I Environmental Site Assessment, 3750 Bowesville Road North, Ottawa, Ontario,” prepared by Paterson Group Inc. (Paterson), dated August 28, 2022.

According to the historical research, the Phase I Property was initially developed circa 1945 for commercial purposes and redeveloped in the early 1980s with the present-day banquet hall. The historical use of the surrounding lands consisted primarily residential developments, a golf course and some commercial. A retail fuel outlet located at 3705 Riverside Drive was identified approximately 150 m north of the Phase I Property. Based on the separation distance, this PCA is not considered to represent an area of potential environmental concern (APEC) on the Phase I Property. No other PCAs were identified with the former use of the neighbouring lands.

During the site visit, the Phase I Property was occupied by a 2-storey banquet hall surrounded by an asphaltic concrete parking lot. The neighbouring properties consisted of residential and commercial properties. No new PCAs were identified with the current use of the Phase I Property or surrounding lands.

- “Geotechnical Investigation, Proposed Multi-Storey Building, 3750 North Bowesville Road, Ottawa, Ontario,” prepared by Paterson Group Inc. (Paterson), dated May 27, 2021.

As part of the subsurface investigation, four boreholes were advanced on the subject site to a maximum depth of 9.75 m below ground surface (mbgs). The subsurface stratigraphy generally consisted of an asphalt surface underlain by fill material comprising brown silty sand with crushed stone. Native silty sand was encountered beneath the fill layer. Bedrock was not encountered during the investigation. Dynamic Cone Penetration (DCP) testing was completed in two boreholes, with practical refusal recorded at depths of 13.41 m and 14.33 mbgs.

Groundwater levels were measured from the installed standpipes as part of the geotechnical investigation and were observed to range between 6.88 m and 7.25 m below ground surface.



Updated Records Review

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on February 2, 2026. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry (ESR) was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the Phase I Property or properties within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted March 2, 2026, to inquire about current and former underground/aboveground storage tanks for the Phase I Property and neighbouring properties. No records were identified for the Phase I Property or neighbouring properties. A copy of the correspondence is appended with this report.

Aerial Photographs

The latest aerial photograph reviewed as part of the 2022 Phase I ESA was dated 2019. Aerial image from Google Earth, dated 2025 was reviewed as part of this update. The Phase I Property remains occupied by existing commercial banquet hall building with associated parking area. No other changes have been observed on the Phase I Property or the surrounding properties since the 2019 aerial imagery.

Historical aerial photographs indicate that prior to development of the current building in the 1980s, the Phase I Property was occupied by two buildings on the southern portion and a racetrack in the northern portion (visible in the 1965 aerial photograph).

The smaller of the two building was located in close proximity to the racetrack, with an asphalt apron connected to the track.

The 1965 and 2025 aerial photographs are appended to this report for reference.



Other Sources

Given the absence of City directories, fire insurance plans and other reputable sources, anecdotal information was collected. Based on photos from the 1960s/1970s and public recollections, the Phase I property was once known as Pineland Go Karts. The historical building once located along the south property line was formerly a dance hall. It was suggested that a small garage was located adjacent to the track. Given the small building's direct connection to the race track, it was determined that the garage would have served to repair and maintain the rental go carts.

The repair shop is considered to represent an APEC on the property.

Site Reconnaissance

A site visit was conducted on February 17, 2025, by personnel from the Environmental Department of Paterson Group. Weather conditions were sunny with a temperature of approximately -1°C. 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. Some portions of the Phase I Property were covered with snow at the time of the site visit.

The Phase I Property is currently occupied by a commercial building with associated parking area. The building, constructed circa 1985, features a brick exterior and a flat tar-and-gravel roof. Heating is provided by natural gas-fired rooftop HVAC units, supplemented by electric baseboard heaters. At the time of the site visit, the building was operating as a convention centre/banquet hall.

The site surface is relatively at grade with the surrounding lands, with the regional topography sloping downwards in a north-westerly direction.

Site drainage on the Phase I Property consists primarily of sheet flow to catch basins located within the parking lot.

No chemicals or signs of an underground storage tanks (USTs) or above ground storage tanks (ASTs) were noted at the time of the site visit. No ponded water or signs of staining or indications of potential sub-surface contamination were observed at the time of the site visit.

A pad mounted transformer was identified in the eastern portion of the Phase I Property. The identified pad mounted transformer is considered a PCA that represents an APEC on the Phase I Property.



A depiction of the Phase I Property is presented on Drawing PE5280-1R – Site Plan, appended to this report.

Neighbouring Properties

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- ☐ North: Parkade (commercial), followed by Uplands Drive.
- ☐ East: North Bowesville Road, followed by a golf course.
- ☐ West: Commercial (office building), followed by Riverside Drive.
- ☐ South: Evans Boulevard followed by commercial (multi-unit plaza).

Land use within the Phase I Study Area is primarily used for residential and commercial purposes. Surrounding land use is shown on Drawing PE5280-2R – Surrounding Land Use Plan.

Conceptual Site Model

Geological and Hydrogeological Setting

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site is reported to consist of interbedded shale and limestone of the Nepean Formation. Overburden on the site consists of nearshore marine sediments with a drift thickness on the order of 10 to 15 metres.

The groundwater beneath the Phase I Property is anticipated to flow in a north-westerly direction.

Existing Buildings and Structures

A 2-storey with basement commercial building constructed circa 1985 occupies the central portion of the Phase I Property. The building exterior is finished in brick with a flat tar and gravel style roof. The building is heated and cooled by a natural gas fired HVAC roof mounted units with electrical baseboard heaters for secondary heating.

Drinking Water Wells

There are no known potable water wells on the Phase I Property, nor are they expected to be present as the subject land is situated in a municipally serviced area.



Subsurface Structures and Utilities

The Phase I Property is serviced by a municipal connection for water and sewer. Multiple underground utilities were identified on the Phase I Property during the previous geotechnical investigation, including electrical, natural gas, sanitary, water and telecommunication lines. Multiple catch basins were identified on the Phase I Property. No other subsurface structures were identified at the time of the site inspection.

Areas of Natural Significance and Water Bodies

No areas of natural significance were identified within the Phase I Study Area. No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is Rideau River, located approximately 500m to the west.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area consists of commercial and residential properties. Surrounding land use is shown on Drawing PE5280-2R – Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concerns

Table 3 - Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I-ESA 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 Go Cart Repair Shop	Southwestern portion of the Phase I Property	<i>"Item 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems"</i>	On-site	BTEX PHCs (F ₁ -F ₄) VOCs PAHs Metals Hg Cr VI	Soil Groundwater
APEC 2 Former Go Cart Track	Northern portion of the Phase I Property	<i>"Item N/A – Former Use of the Track for Go Cart Racing"</i>	On-site	BTEX PHCs (F ₁ -F ₄) Metals Hg Cr VI	Soil Groundwater



Table 3 - Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I- ESA 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 Existing Pad Mounted Transformer	Northeastern portion of the Phase I Property	<i>"Item 55 – Transformer Manufacturing, Processing and Use"</i>	On-site	BTEX PHCs (F ₁ -F ₄) PCBs	Soil Groundwater
APEC 4 Fill Material of Unknown Quality	Throughout the Phase I Property	<i>"Item 30: Importation of Fill Material of Unknown Quality"</i>	On-site	PAHs Metals Hg Cr VI	Soil
APEC 5 ¹ Application of Road Salt	Throughout the parking areas on the Phase I Property	<i>"Item NA: Application of road salt for the safety of vehicular or pedestrian traffic under conditions of snow or ice"</i>	On-site	Electrical Conductivity (EC) Sodium Adsorption Ratio (SAR)	Soil

1 – In accordance with Section 49.1 of O. Reg 153/04 standards are deemed to be met if an applicable site condition standard is exceeded at a property solely because the qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both. The exception outlined in Section 49.1 is being relied up with respect to the Phase I Property.

Off-site PCAs are not considered to represent APECs on the Phase I Property based on its significant separation distances relative to the Phase I Property.

The identified PCAs considered to result in APECs on the RSC Property area illustrated in red, while those not considered to result in an APEC are illustrated in green on Drawing PE5280-2R – Surrounding Land Use Plan, appended to this report. Areas of potential environmental concern on the RSC Property are presented on Drawing PE5280-1R – Site Plan.

Contaminants of Potential Concern

As per section 7.1 of this report and Table 3, CPCs in the soil and/or groundwater beneath the Phase I Property include the following:

- ☐ Petroleum Hydrocarbons, Fractions 1 – 4 (PHCs F₁-F₄);
- ☐ Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX);
- ☐ Volatile Organic Compounds (VOCs);



- ☐ Polycyclic Aromatic Hydrocarbons (PAHs);
- ☐ Polychlorinated Biphenyls (PCBs);
- ☐ Metals (including arsenic (As), antimony (Sb) and selenium (Se));
- ☐ Mercury (Hg);
- ☐ Hexavalent Chromium (Cr VI);
- ☐ Electrical Conductivity (EC);
- ☐ Sodium Adsorption Ratio (SAR).

These CPCs have the potential to be present in the soil matrix and/or groundwater situated beneath the Phase I Property, with the exception of EC and SAR, which are considered to be situated in the soil matrix only.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of the Phase I- ESA Update is considered to be sufficient to conclude that there are on-site PCAs that have resulted in APECs on the Phase I Property. One off-site PCA was also identified; however, based on the separation distance with respect to the Phase I Property, it is not considered to represent an APEC on the Phase I Property.

A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

Conclusion

As a result of the records update and recent site visit undertaken as part of this assessment, five on-site PCAs were identified considered to result in APECs on the Phase I Property. One off-site PCA was identified in the original Phase I ESA, and no new off-site PCAs were identified in the current assessment. Based on the separation distance, this identified off-site PCA is not considered to represent areas of potential environmental concern (APEC) on the Phase I Property.

Based on the findings of the assessment, **it is our opinion that a Phase II Environmental Site Assessment is required for the subject property.**



Recommendations

It is our understanding that the Phase I Property will be redeveloped for residential purposes, and as such, a Record of Site Condition (RSC) will be required due to the more sensitive land use change, from commercial to residential.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person, in general accordance with Ontario Regulation 153/04, as amended. The conclusions presented herein are based on information gathered from an updated records 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 Jennings Real Estate. Permission and notification from the above noted party and Paterson 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.

Kuldeep Panchal, M.Eng.

Adrian Menyhart, P.Eng., QP_{ESA}



Report Distribution:

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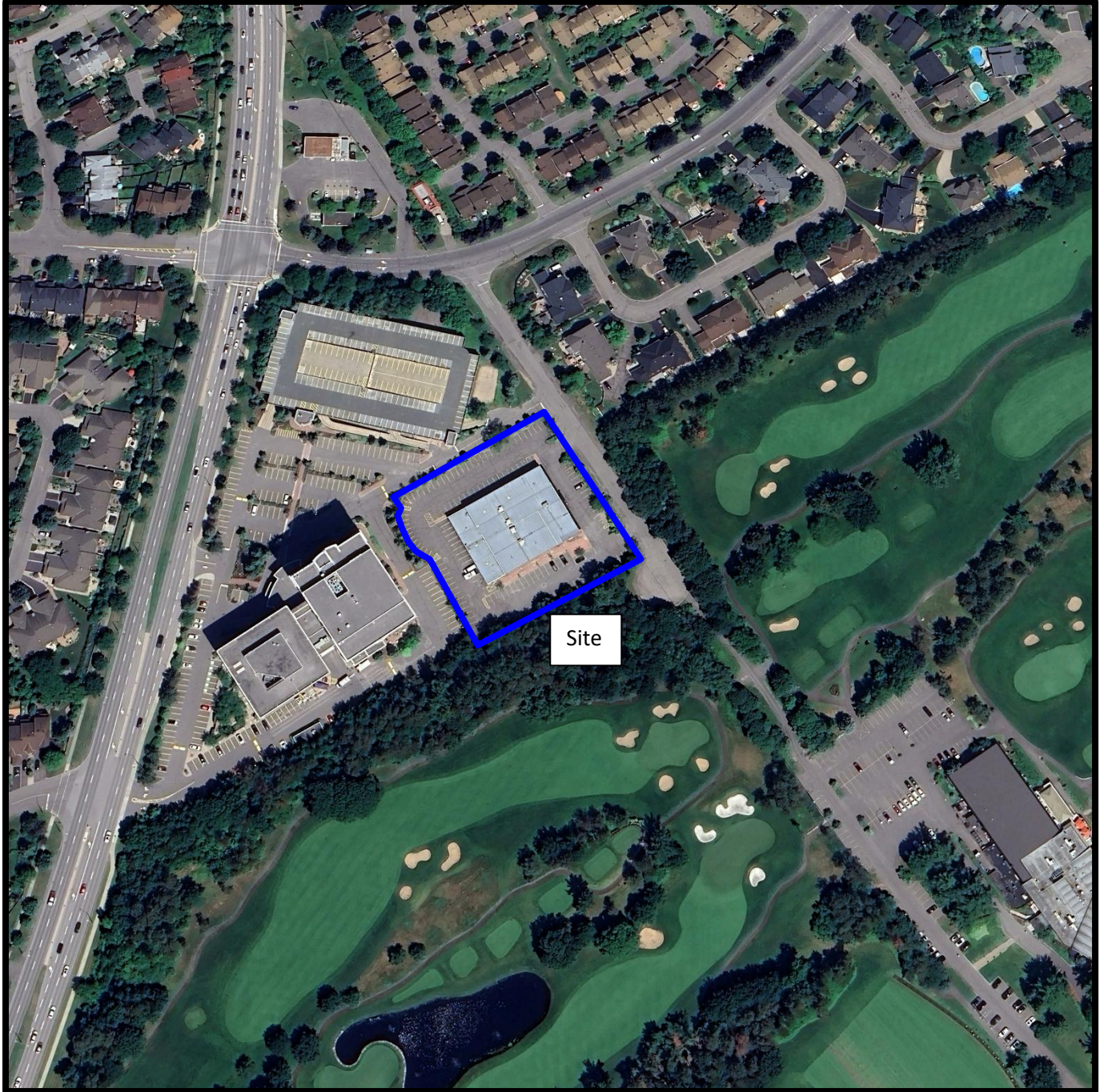
Appendix:

- ☐ Aerial Photograph
- ☐ TSSA Response
- ☐ Figure 1 – Key Plan
- ☐ Drawing PE5280-1R – Site Plan
- ☐ Drawing PE5280-2R– Surrounding Land Use Plan





AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH 2025



RE: PE5280-Records Search Request

From Public Information Services <publicinformationsservices@tssa.org>

Date Mon 3/2/2026 9:57 AM

To Kuldeep Panchal <KPanchal@patersongroup.ca>

External Email: Do not click on links or open attachments unless you trust the sender.

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [Training \(tssa.org\)](#) for instructions on how to use the portal. Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,

Slavka Zahrebelny | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3585 | Fax: +1 416-734-6242 | E-Mail: szahrebelny@tssa.org

www.tssa.org



**Winner of 2025 5-Star Safety Cultures Award**

From: Kuldeep Panchal
<KPanchal@patersongroup.ca>

Sent: March 2, 2026 9:15

AM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: PE5280-Records Search Request

⚠ External Email >

[⚠ **CAUTION**]: THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE SENDER AND ARE EXPECTING THIS EMAIL.
PLEASE REPORT WITH THE PHISH REPORT BUTTON IF SUSPICIONS.

Hello,

Could you please complete a search of your records for **underground/aboveground storage tanks** for the following addresses in Ottawa, Ontario:

North Bowesville Road : 3750, 3812, 3811

Riverside Drive : 3735, 3755

Chatsworth Crescent : 8, 10, 12, 14

Best Regards,

**KULDEEP PANCHAL**

Junior Environmental Scientist
Environmental Division

TEL: (613) 226-7381 ext.103

DIRECT: (613) 701-6276

9 AURIGA DRIVE

OTTAWA ON K2E 7T9

patersongroup.ca

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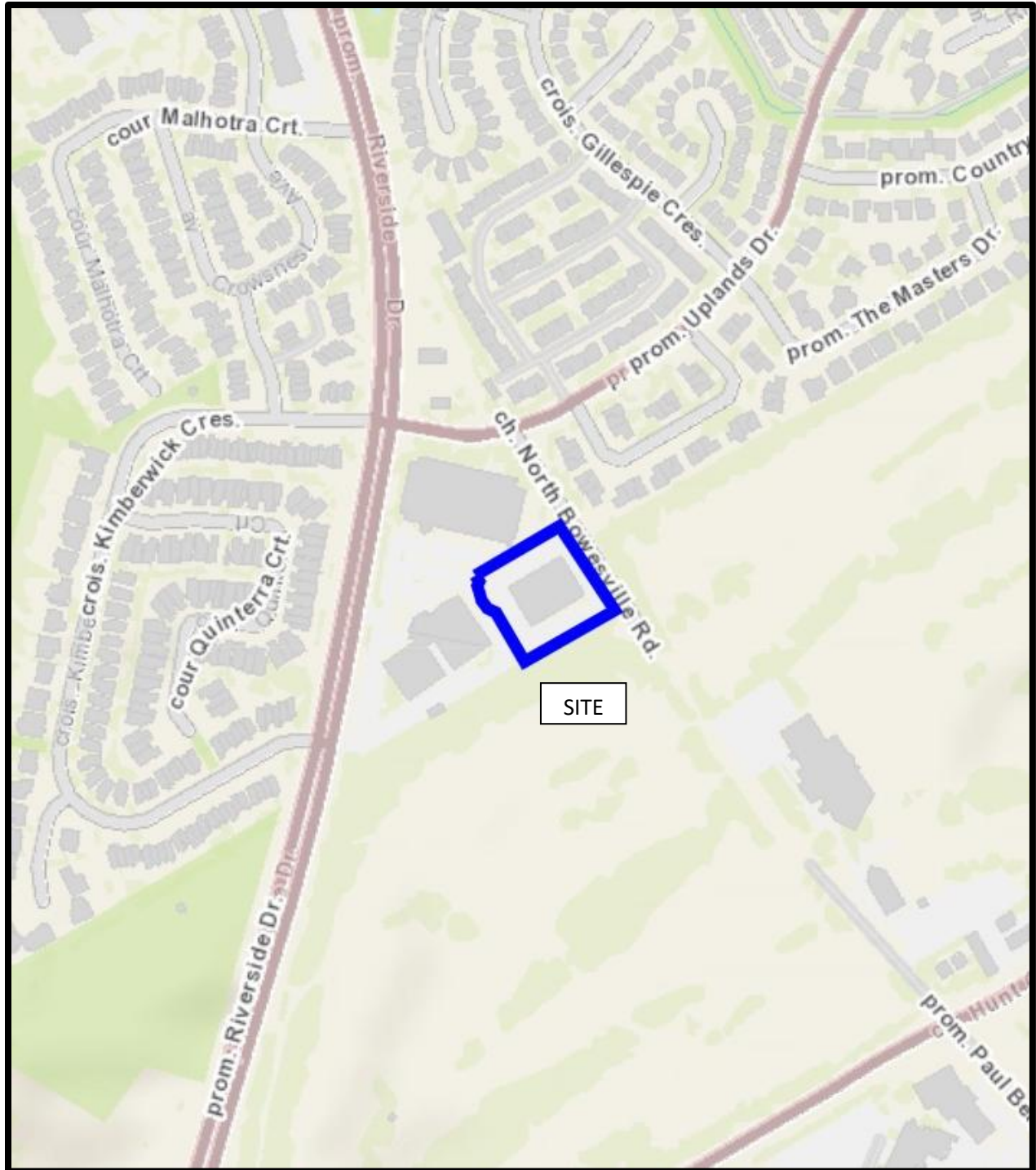
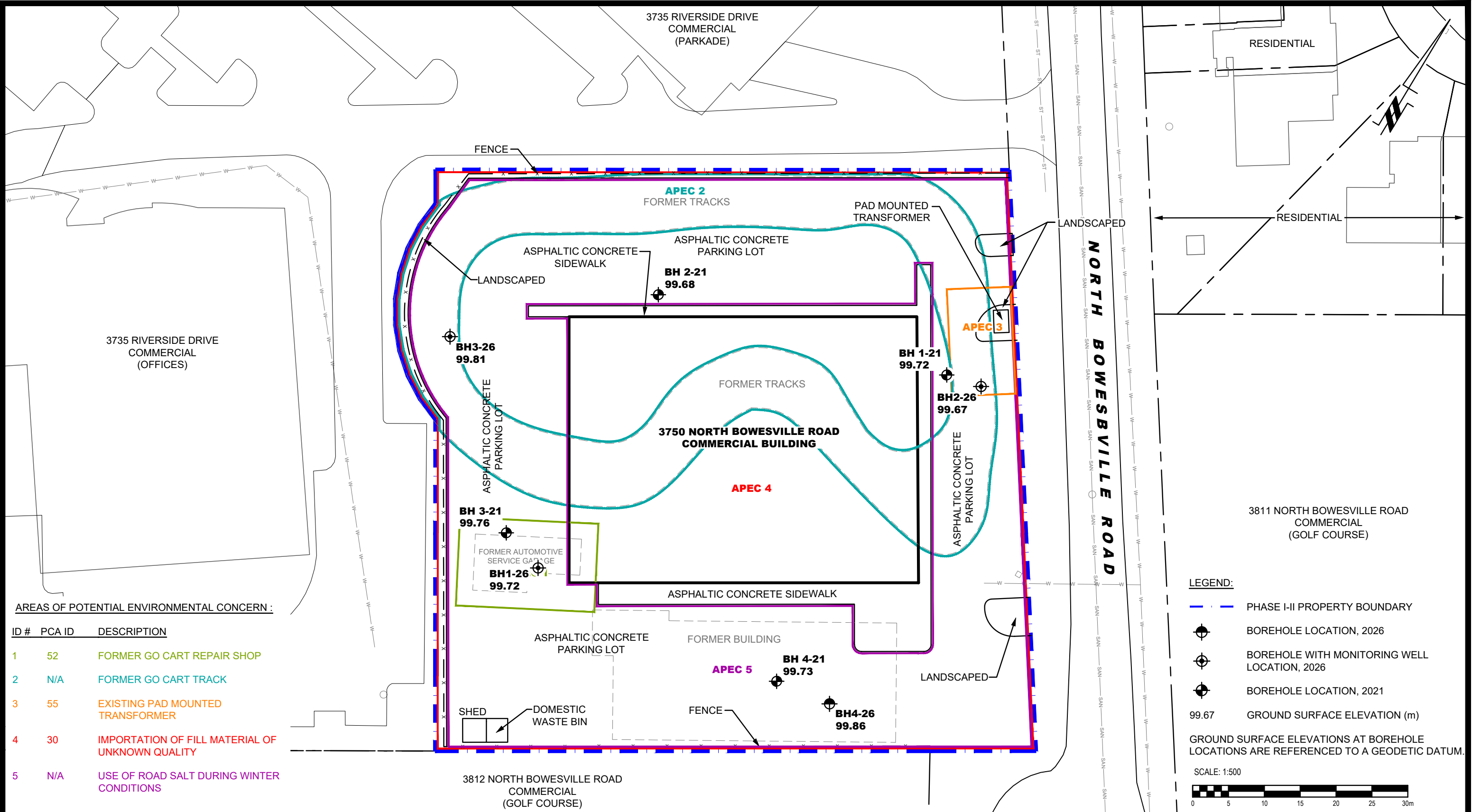


FIGURE 1
KEY PLAN



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	52	FORMER GO CART REPAIR SHOP
2	N/A	FORMER GO CART TRACK
3	55	EXISTING PAD MOUNTED TRANSFORMER
4	30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
5	N/A	USE OF ROAD SALT DURING WINTER CONDITIONS



PATERSON GROUP
9 AURIGA DRIVE
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NO.	REVISIONS	DD/MM/YYYY	INITIAL

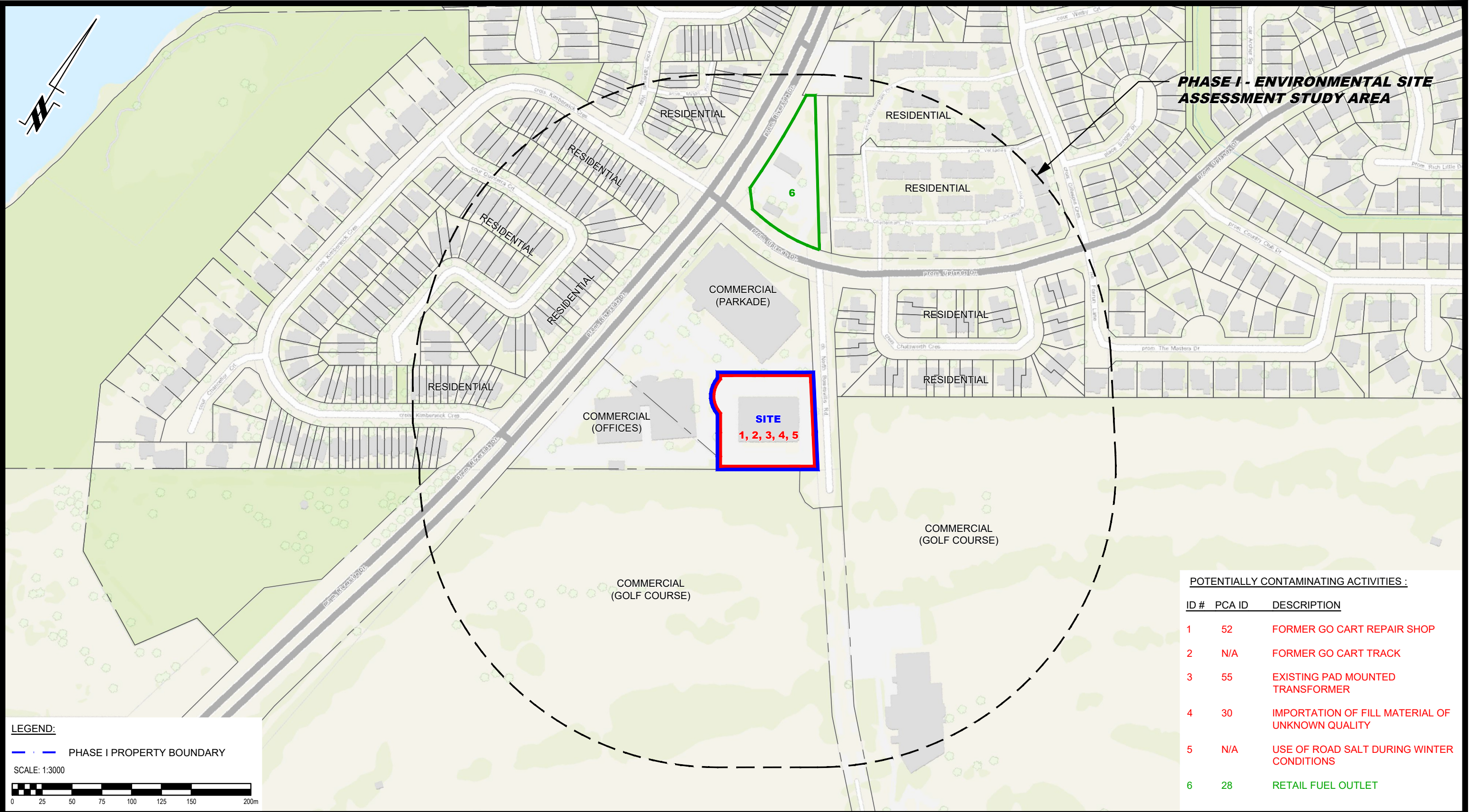
JENNINGS REAL ESTATE

PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE
3750 NORTH BOWESVILLE ROAD

OTTAWA, ONTARIO

Title: SITE PLAN

Scale:	1:500	Date:	03/2026
Drawn by:	ZS	Report No.:	PE5280-LET.03
Checked by:	KMP	Dwg. No.:	PE5280-1R
Approved by:	AM	Revision No.:	



LEGEND:

— PHASE I PROPERTY BOUNDARY

SCALE: 1:3000

POTENTIALLY CONTAMINATING ACTIVITIES :		
ID #	PCA ID	DESCRIPTION
1	52	FORMER GO CART REPAIR SHOP
2	N/A	FORMER GO CART TRACK
3	55	EXISTING PAD MOUNTED TRANSFORMER
4	30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
5	N/A	USE OF ROAD SALT DURING WINTER CONDITIONS
6	28	RETAIL FUEL OUTLET

 9 AURIGA DRIVE OTTAWA, ON K2E 7T9 TEL: (613) 226-7381				JENNINGS REAL ESTATE		Scale: 1:3000 Date: 03/2026 Drawn by: ZS Report No.: PE5380-LET.03 Checked by: KMP Dwg. No.: PE5280-2R Approved by: AM Revision No.:			
				PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE					
				3750 NORTH BOWESVILLE ROAD					
				ONTARIO					
				OTTAWA,	Title:	SURROUNDING LAND USE PLAN			
				NO.	REVISIONS	DD/MM/YYYY			
						INITIAL			