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Phase I Environmental Site Assessment

Vacant Property
Strandherd Drive
Ottawa, Ontario

Prepared For

Minto Communities

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December 12, 2014

Report: PE0667-2

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Minto Communities to conduct a Phase I Environmental Site Assessment (ESA) a vacant parcel of land located at Strandherd Drive and Cedarview Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site and surrounding properties have been used for agricultural purposes with occasional farmsteads located on some neighbouring lands. Fill placement on the northern portion of the subject site occurred between 2009 and 2011. The fill material consists of native till from a nearby property and is being used to raise the grade of the property for development purposes. No concerns were identified with the historical use of the subject site or any properties within the Phase I study area.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is mostly vacant. A sales centre for new homes was under construction along Strandherd Drive at the time of the site visit. Neighbouring properties were observed to be vacant, used for agricultural purposes, residential, or institutional. No potentially contaminating activities (PCAs) were identified on site or in the Phase I – ESA study area and, therefore, no areas of potential environmental concern (APEC's) were identified by this Phase I – ESA.

Conclusion

The results of the historical research, personal interviews, and the site inspection did not identify any potential environmental concerns with respect to the subject site or within the Phase I ESA study area. Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is not required for the property.**

1.0 INTRODUCTION

At the request of Minto Communities (Minto), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a vacant property located east of Cedarview Road and south of Strandherd Drive, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Ms. Erin O'Connor of Minto Communities whose office is located at 200-180 Kent Street, Ottawa, Ontario. Ms. O'Connor can be reached by telephone at (613) 751-2883.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. 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 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.

2.0 PHASE I PROPERTY INFORMATION

Address:	Unaddressed parcel of land and part of 3232 Jockvale Road, City of Ottawa.
Legal Description:	Part of Lots 14 and 15, Concession 3 (Rideau Front), City of Ottawa.
Property Identification Number:	04595-0133, 04595-0053.
Location:	The subject site is located on the south side of Strandherd Drive, east of Cedarview Road. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 15' 42" N, 75° 45' 26" W.

Site Description:

Configuration:	Irregular.
Site Area:	38 hectares (approximate).
Zoning:	DR – Development Reserve Zone.
Current Use:	Vacant
Services:	The subject site is located to the south of a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

According to the aerial photographs and documents reviewed, the land has never been developed. The property is vacant and used for agricultural purposes, except the northern part is undergoing the initial stages of development.

For the purposes of this report, and based on the above information, the site is considered to have historically been vacant or used for agriculture and never been developed.

Fire Insurance Plans

Fire Insurance Plans (FIPs) are not available for the subject site.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1970 to 2010 as part of the Phase I ESA.

Table 1: City Directories – Subject Site Listings		
Site Occupant	Years Listed	Potential Environmental Concern (Y / N)
3232 Jockvale Road		
Address Not Listed	2011, 2000/01, 1992	N
Street Not Listed	1981/82, 1971	N

Based on the directories, the subject property has never been listed.

No potentially contaminating activities within the Phase I Study Area were identified in the review of the city directories. As a result, no areas of potential concern (APEC) were identified during the review of the city directories.

Chain of Title

Paterson verified the current land title for the subject property with Read Abstracts Limited. A title search was conducted for the two (2) PINs constituting the subject property. The title searches go back as early as 1801. According to the chains of title, dated November 6, 2014, the unaddressed property was owned by various estates and private individuals between 1801 and 2009. In November of 2009, the ownership changed to Minto Communities Incorporated, the current owner of the site. The addressed parcel, 3232 Jockvale Road, was owned by various private individuals between 1801 and 1971. In 1971 the property began to be owned by various holding companies and private individuals until a sale to Luigi Mion, the current owner, in April of 1996.

The Chain of Title did not identify any potential environmental concerns with respect to the subject site.

Previous Engineering Reports

- “Phase I – Environmental Site Assessment, Proposed Residential Development, Strandherd Drive at Cedarview Road, Ottawa, Ontario” prepare for Minto Developments, dated December 14, 2005.

Paterson completed a Phase I – ESA in December 2005 for a parcel of land which included the majority of the subject property. Based on the historical research the property was used predominantly for agricultural purposes with some treed areas around the Fraser-Clarke Municipal Drain. The site visit did not identify and concerns with the parcel of land. No concerns were identified on the subject site or adjacent properties. A Phase II – ESA was not recommended for the subject site.

- “Preliminary Geotechnical Investigation, Proposed Residential Development, Clarke Lands, Cedarview Road at Strandherd Drive, Ottawa, Ontario” prepared for Minto Developments, dated February 13, 2006,

Paterson completed a preliminary geotechnical assessment for a parcel of land which includes the majority of the subject property. The soil conditions were identified to be silty clay overlaying a deep bedrock layer. No unusual visual or olfactory observations were made with regards to the soil and ground water observed during the field program.

Paterson has conducted a number of other environmental site assessments in the vicinity of the subject site and these were reviewed as part of this

assessment. The reports did not identify any concerns with these neighbouring sites and Phase II ESAs were not recommended.

Current Plan of Survey

A plan of survey, prepared by Annis, O'Sullivan, Vollebekk Limited, was reviewed as part of this assessment and shows the subject site in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 3, 2014. The subject site and adjacent properties were 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.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

Ontario Ministry of Environment (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. At the time of issuing this report, a response from the MOE had not been received. Should the report contain any pertinent information, the client will be notified.

MOE Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the

MOE for the site or adjacent properties. At the time of issuing this report, a response from the MOE had not been received. Should the report contain any pertinent information, the client will be notified.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response from the MOE had not been received. Should the report contain any pertinent information, the client will be notified.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOE. At the time of issuing this report, a response from the MOE had not been received. Should the report contain any pertinent information, the client will be notified.

MOE Brownfields Environmental Site Registry

A search of the MOE Brownfields Environmental Site Registry 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 subject property or any properties in the Phase I study area.

MOE Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No active or closed waste disposal sites or any of the other listed sites were identified in the vicinity of the subject site.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on November 6, 2014. The MNR website indicated that there were no recorded natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 6, 2014 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that no records were found in the TSSA database for fuel storage tanks at the searched addresses. An active cylinder exchange facility is located at 3779 Strandherd Drive. The cylinder exchange facility is not considered to pose an environmental concern to the subject site. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No landfill sites were identified within the Phase I study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa on November 4, 2013 to request information from the City’s Historical Land Use Inventory (HLUI) database for the subject property. At the time of issuing this report, a response from the City of Ottawa had not been received. Should the report contain any pertinent information, the client will be notified.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1956 | The subject site is being used for agricultural purposes. A small forested ravine is visible in the middle of the property. Farmsteads and agricultural lands surround the subject site. |
| 1960 | No significant changes have been made to the subject site or surrounding properties. |
| 1966 | No significant changes have been made to the subject site or surrounding properties. |

-
- | | |
|------|---|
| 1973 | No significant changes have been made to the subject site or surrounding properties. |
| 1987 | To the north of the subject site residential development is taking place. A municipal drain is visible on the eastern edge of the property. No significant changes have been made to the subject site. |
| 1998 | Increased residential development can be seen on the north side of Strandherd Drive, further north of the subject site. A residential dwelling appears to have been built adjacent to the subject site, near Cedarview Road. No significant changes have been made to the subject site. |
| 2011 | (City of Ottawa Website) Residential development has started south of Strandherd Drive. Large earthworks appear to have been undertaken on the northern limits of the property. The topsoil appears to have been stripped in the northern portion of the property. |

Laser copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes gently downward towards the south – southeast, in the direction of the Jock River. According to the maps, the nearest water body is a creek or municipal drain that passes through the subject site and the Jock River, located approximately 450m to the south of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

Geological Maps

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 consists of dolostone of the Oxford Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 10 to 15 m.

Water Well Records

A search of MOE's online water well records database was completed on November 3, 2014, for all drilled wells within 300 m of the subject site. No wells were identified on the subject site or within the Phase I ESA study area.

Water Bodies and Areas of Natural Significance

The Fraser-Clarke Municipal Drain passes through the subject site, partially bisecting the property, and stormwater management ponds are present to the east of the subject site. The majority of the study area consists of vacant land. The Jock River, which is approximately 450 m south of the subject site, is the closest water body outside of the Phase I study area. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Ms. Erin O'Connor and Mr. Julio Da Silva of Minto Communities, one of the owners of the subject site, were interviewed as part of this assessment. Mr. Da Silva indicated that the sales centre, currently under construction along Strandherd Drive, will be heated by propane and have holding tanks for both water and sewage. The fill material is from a property on Longfields Drive and an agricultural field along Jockvale Road. The fill material was brought to site by D&G Landscaping where it was screened for use as topsoil. Any material which ran through the screener and was deemed unsuitable for use as topsoil was left on site. Ms. O'Connor and Mr. Da Silva were not aware of any environmental concerns with respect to the subject site. The information provided by Ms. O'Connor and Mr. Da Silva is considered to be reliable and consistent with information from other sources.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on December 1, 2014 between 10:30 AM and 11:30 AM. Weather conditions were mostly sunny with a temperature of approximately 0°C. Michael Beaudoin from the Environmental Department of Paterson Group conducted the site visit. Access was provided to the entire subject site. 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 assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

A sales centre for the future development is under construction on the subject site. The building was not completed at the time of the site visit.

Storage Tanks

Two (2) large propane tanks were observed adjacent to the sales centre. No signs of underground storage tanks (USTs) were identified during the site visit. No concerns with respect to storage tanks were noted during the site visit.

Water Source

According to a water well records search, no drinking water wells exist on the subject site. No well records were identified within a 250 m radius of the subject site. The surrounding area is now municipally serviced.

Unidentified Substances

There were no unidentified substances on the exterior of the subject property at the time of this assessment.

Groundwater Monitoring Wells

No groundwater monitoring wells were observed on the subject property at the time of this assessment.

Sewage Works

No sewage systems were observed on the subject site. Neighbouring residential sites within the Phase I study area are suspected to be serviced by private sewage systems. Properties north of the subject site are serviced by the City of Ottawa sewer system.

Waste Storage and Disposal

The sales centre construction is generating miscellaneous construction debris. A roll-off waste bin was present in the area of the construction to collect this waste. No other waste is generated on site. No concerns with respect to waste generation and handling were identified on the subject site.

Railway Lines

There are no railway lines within the Phase I study area.

Ozone Depleting Substances (ODSs)

There were no potential sources of ODSs observed on site during the assessment.

Site Features

The subject site is a mostly vacant parcel of land. A sales centre for new homes is being constructed on the northern portion of the subject site, along Strandherd Drive. The Fraser-Clarke Municipal Drain partially bisects the subject site. The area around the drain is treed. The northern portion of the site is filled with a generally uniform layer of fill material, which consists of silty sand, with gravel and cobbles (till material from several local properties). The remainder of the site is used for agricultural purposes.

Potentially Contaminating Activities (PCA)

The site visit did not identify any Potentially Contaminating Activities at the subject site.

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 - Strandherd Drive followed by Residential and institutional;
- South - Vacant, Agricultural;
- East - Stormwater pond followed by Vacant, Agricultural;
- West - Cedarview Drive followed by Vacant, Agricultural.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I Study area is illustrated on Drawing: PE0667-3 – Surrounding Land Use Plan in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site as well as any associated potentially contaminating activities dating back to the first developed use of the site (if present).

Table 2 - Land Use History – Minto and Mion Lands			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
1956 (earliest air photo reviewed)-2009	Agricultural (Undeveloped)	None	None
2009-Present	Agricultural (Undeveloped) Fill Placement begins between 2009 and 2011	None, origin of fill material is known and not considered to be a PCA	None

Potentially Contaminating Activities (PCAs)

The site visit did not identify any Potentially Contaminating Activity in the Phase I study area.

Areas of Potential Environmental Concern (APECs)

No Potentially Contaminating Activities were identified on the subject site or within the Phase I study area. As a result, there are no areas of potential environmental concern associated with the subject property.

Contaminants of Potential Concern

No Contaminants of Potential Concern (CPCs) were identified, since no APEC's were identified in the Phase I study area.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 10 to 15 m. Overburden soils are shown as glacial till.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Existing Buildings and Structures

There are no buildings or structures currently on the subject property.

Water Bodies

The Fraser-Clarke Drain, which passes through the subject site, stormwater ponds to the east, and the Jock River, 450 m to the south, are the closest water bodies.

Areas of Natural Significance

No areas of natural significance were identified on the site or in the Phase I study area.

Drinking Water Wells

According to water well records no wells appear to have been drilled within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is mainly agricultural, residential or vacant. There are some residential properties further to the north of the subject site and an adjacent residential property to the west. Some institutional properties are evident to the north of the site, and there are commercial properties located to the northeast. No concerns were identified with the current neighbouring land use.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, there were no Potentially Contaminating Activities or Areas of Potential Environmental Concern identified at the subject site or within the Phase I ESA study area.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no PCAs or APECs associated with the subject site. 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.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Minto Communities to conduct a Phase I Environmental Site Assessment (ESA) a vacant parcel of land located at Strandherd Drive and Cedarview Road, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site and surrounding properties have been used for agricultural purposes with occasional farmsteads located on some neighbouring lands. Fill placement on the northern portion of the subject site occurred between 2009 and 2011. The fill material consists of native till from a nearby property and is being used to raise the grade of the property for development purposes. No concerns were identified with the historical use of the subject site or any properties within the Phase I study area.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is mostly vacant. A sales centre for new homes was under construction along Strandherd Drive at the time of the site visit. Neighbouring properties were observed to be vacant, used for agricultural purposes, residential, or institutional. No potentially contaminating activities (PCAs) were identified on site or in the Phase I – ESA study area and, therefore, no areas of potential environmental concern (APEC's) were identified by this Phase I – ESA.

Conclusion

The results of the historical research, personal interviews, and the site inspection did not identify any potential environmental concerns with respect to the subject site or within the Phase I ESA study area. Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is not required for the property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. 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 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 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 Minto Communities. Permission and notification from Minto Communities and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Michael Beaudoin, B.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Minto Communities
- Paterson Group

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document titled “Waste Disposal Site Inventory in Ontario”.
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.
City of Ottawa Historical Land Use Inventory (HLUI) Database Request

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, November 2014.
Current Plan of Survey, prepared by Farley Annis, O’Sullivan, Vollebekk Limited.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE0667-2 – SITE PLAN

DRAWING PE0667-3 – SURROUNDING LAND USE PLAN



FIGURE 1
KEY PLAN

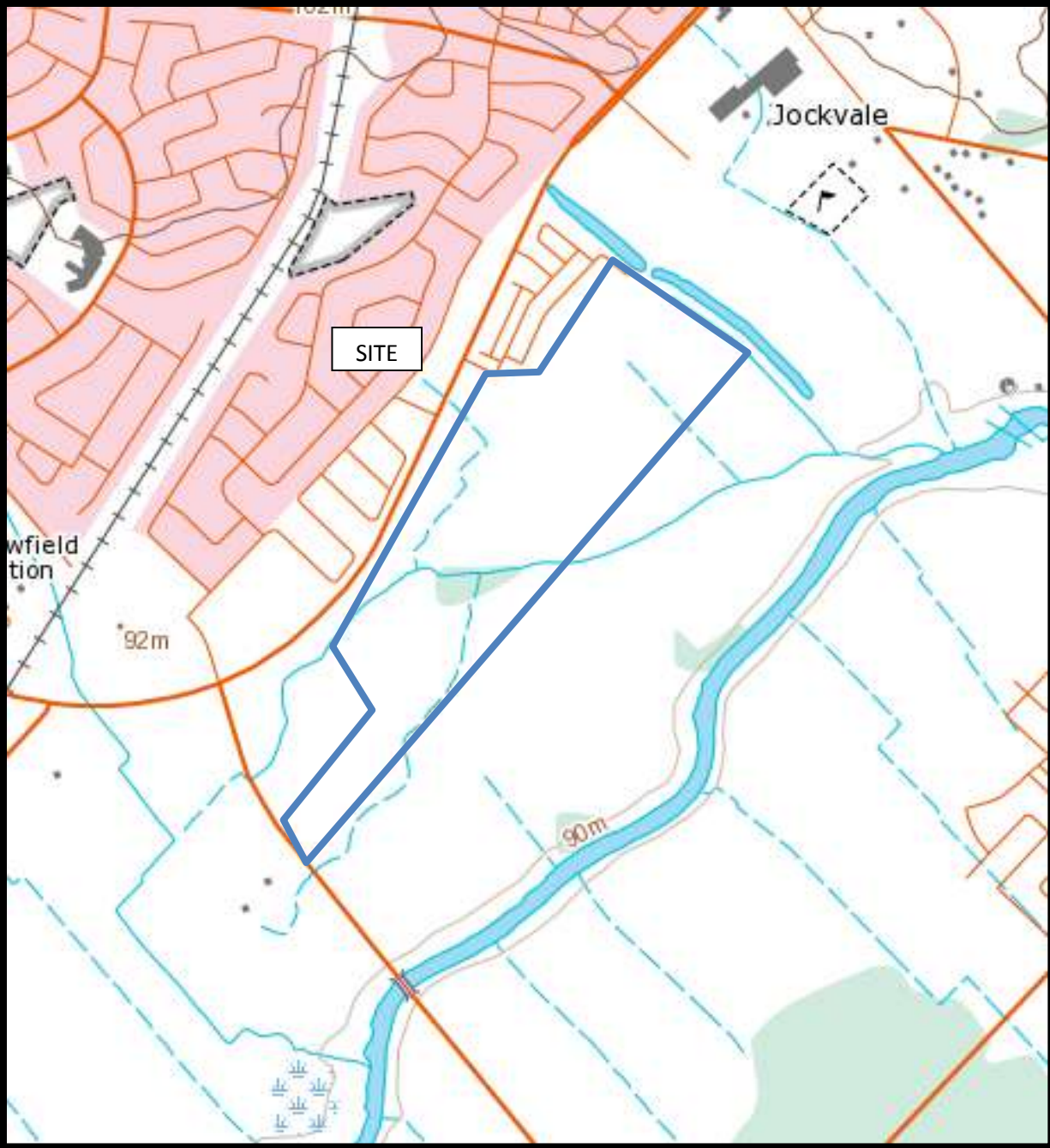
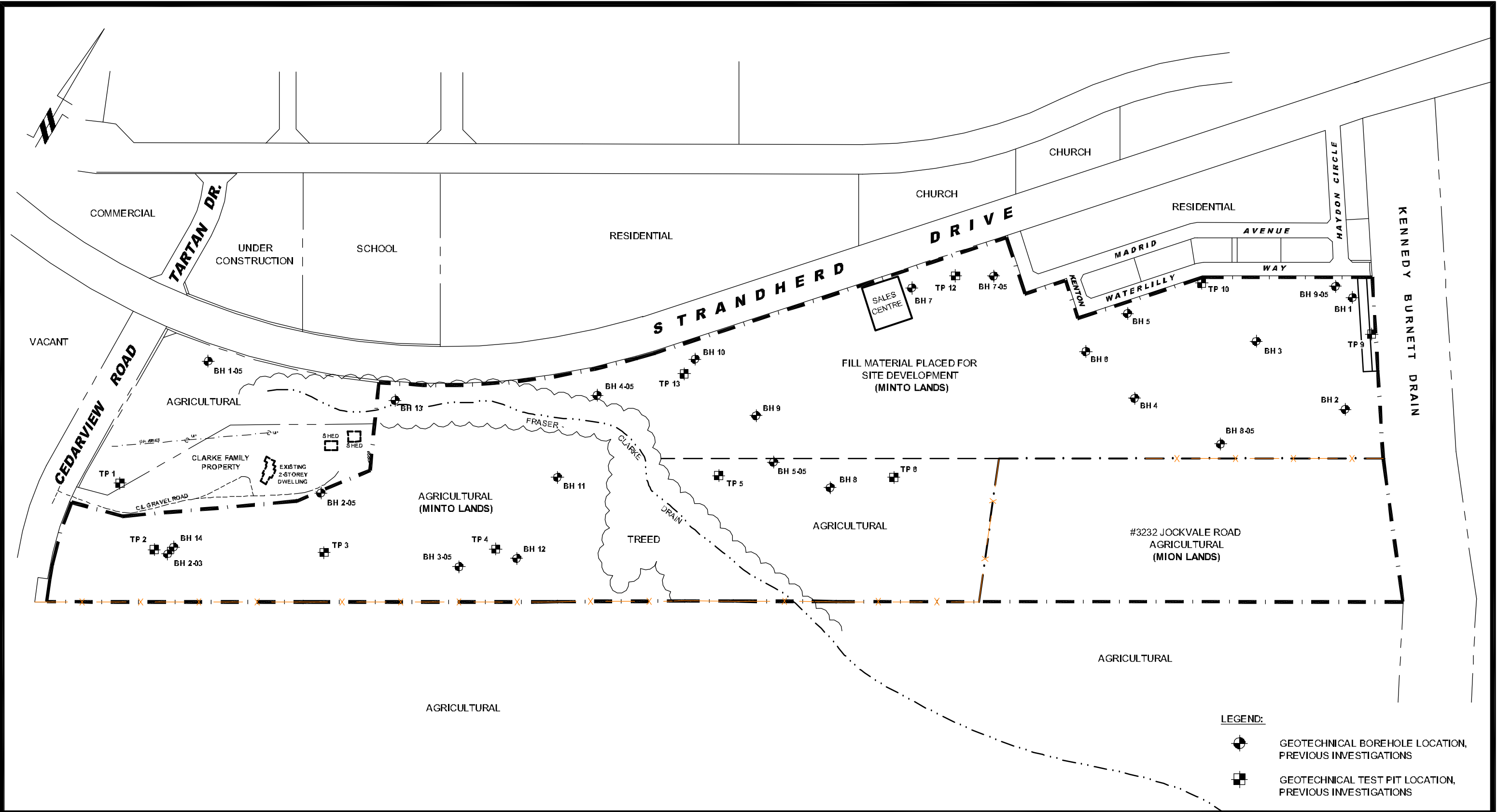


FIGURE 2
TOPOGRAPHIC MAP



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NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

MINTO LANDS AND MION LANDS - STRANDHERD DRIVE

OTTAWA, ONTARIO

Title:

SITE PLAN

Scale:	1:4000	Date:	12/2014
Drawn by:	MPG	Report No.:	PE0667-2
Checked by:	MB	Drawing No.:	PE0667-2
Approved by:	MSD		

p:\autocad drawings\environmental\pe0667\pe0667-2 site plan.dwg



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NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
MINTO LANDS AND MION LANDS - STRANDHERD DRIVE	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:7500	Date:	12/2014
Drawn by:	MPG	Report No.:	PE0667-2
Checked by:	MB	Drawing No.:	PE0667-3
Approved by:	MSD		

p:\autocad drawings\environmental\pe0667\pe0667-2 site plan.dwg

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

Nov 6, 2014

Patersongroup

Attn: Michael Beaudoin

Re: PO 16812

BRIEF DESCRIPTION OF LAND:

3232 Jockvale Road

Part NE ¼ Lot 14 Con 3 RF as in NS142892, lying west of

Parts 5 and 9 on CR691947

PIN: 04595-0053

LAST REGISTERED OWNER: MION, Luigi

CHAIN OF TITLE:

Patent dated June 30, 1801

From Crown to Mary Hay

Deed 1411 registered March 27, 1839

From Mary Hay to Rev. Geo Hay

Deed 17097 registered Jan 23, 1861

From Rev. Geo. A. Hay to John Houlahan

Deed 18757 registered Feb 6, 1862

From John Houlahan to John Costello

Deed 18604 registered July 9, 1900

From John Costello to Cornelius Watt

Deed 32613 registered May 1, 1919

From Cornelius Watt to Patrick Houlahan

Deed 42623 registered May 15, 1931
From Patrick Houlahan to Leonard J. Houlahan

Deed 49675 registered Oct 20, 1942
From Leonard J. Houlahan to Helen Houlahan

Deed 557171 registered April 15, 1969
From Helen Houlahan to Trevor Evans

Deed 588559 registered March 22, 1971
From Trevor Evans to J. N. O. Holdings Limited and Trevor Evans

Deed NS140096 registered Jan 6, 1982
From J. N. O. Holdings Limited and Trevor Evans to Trevor Evans

Deed NS142892 registered Feb 11, 1982
From Trevor Evans to Berrica Investments Limited

Power of Sale Deed 975110 registered April 30, 1996
From Canada Trustco Mortgage Company to Luigi Mion



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

Nov 6, 2014

Patersongroup

Attn: Michael Beaudoin

Re: PO 16812

BRIEF DESCRIPTION OF LAND:

Part lots 14 and 15, Con 3 RF, Nepean, part 2 on 4R21762,
Save and except parts 3 to 6 on 4R22274
PIN: 04595-0133

LAST REGISTERED OWNER: MINTO COMMUNITIES INC.

CHAIN OF TITLE:

LOT 14, CON 3 RF

Patent dated June 30, 1801
From Crown to Mary Hay

Deed 1411 registered March 27, 1839
From Mary Hay to Rev. Geo Hay

Deed 17097 registered Jan 23, 1861
From Rev. Geo. A. Hay to John Houlahan

Deed 18757 registered Feb 6, 1862
From John Houlahan to John Costello

Deed 1489 registered Sept 11, 1872
From John Costello to James Costello

Deed 3475 registered April 20, 1875

From James Costello to John Tierney

Deed 18505 registered April 18, 1900
From John Tierney to William Tierney

Deed 40145 registered June 21, 1927
From Estate of William Tierney to Cornelius Clarke

Deed 46489 registered Jan 12, 1939
From Cornelius Clarke to William Clarke

Deed OC789578 registered Oct 29, 2007
From Estate of William Clarke to Gerald F. Clarke and Mary N. Clarke as estate trustees with a will, William Clarke (estate)

Deed OC1049213 registered Nov 9, 2009
From Gerald F. Clarke and Mary N. Clarke as estate trustees with a will, William Clarke (estate) to Minto Communities Inc.

LOT 15 CON 3 RF

Patent dated July 10, 1801
From Crown to Allen Kennedy

Deed 495 registered Feb 22, 1832
From Allen Kennedy to George Long

Deed 3476 registered April 20, 1875
From Geo. Long to John Tierney

Deed 5028 registered Feb 19, 1877
From John Tierney to Marg. Nash

Deed 9745 registered April 16, 1884
From Margaret Nash to John Tierney

Deed 18505 registered April 18, 1900
From John Tierney to William Tierney

Deed 40145 registered June 21, 1927
From Estate of William Tierney to Cornelius Clarke

Deed 46489 registered Jan 12, 1939
From Cornelius Clarke to William Clarke

Deed OC789578 registered Oct 29, 2007
From Estate of William Clarke to Gerald F. Clarke and Mary N. Clarke as estate trustees
with a will, William Clarke (estate)

Deed OC1049213 registered Nov 9, 2009
From Gerald F. Clarke and Mary N. Clarke as estate trustees with a will, William Clarke
(estate) to Minto Communities Inc.

PLAN OF SURVEY OF
PART OF LOTS 14 And 15
CONCESSION 3 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1: 1500
60 45 30 15 0 30 60 Metres

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the
Surveys Act, the Surveyors Act and the Land Titles Act and
the regulations made under them.
2. The survey was completed on the day of , 2014.
Date Edward M. Lancaster
Ontario Land Surveyor

- Notes & Legend
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - (AOC) Annis, O'Sullivan, Vollebekk Ltd.
 - Meas. Measured
 - P & W Post & Wire
 - (P1) Plan 4R-21762
 - (P2) Plan 4R-0965
 - (P3) Registered Plan 4M-1361
 - (P4) Plan 4R-22275
 - (P5) Plan 4R-22274
 - (P6) Expropriation Plan CR691947
 - (P7) Plan 4R-23085

Distances shown on this plan are ground distances and can be converted
to grid distances by multiplying by the combined scale factor of 0.999827.
Bearings are MTM grid, derived from Can-Net 3.0 Real Time Network GPS
observations on reference points A and B, shown hereon, having a bearing
of N 59°58'20" E and are referred to the Central Meridian of MTM Zone 9
(78°30' West Longitude) NAD-83 (original).
Coordinates are derived from Can-Net 3.0 Real Time Network GPS observations
and are referred to the Central Meridian of MTM Zone 9 (78°30' West Longitude)
NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
Point A Northing 5013201.25 Easting 362348.84
Point B Northing 5013341.35 Easting 362592.27
Caution: Coordinates cannot, in themselves, be used to
re-establish corners or boundaries shown on this plan.

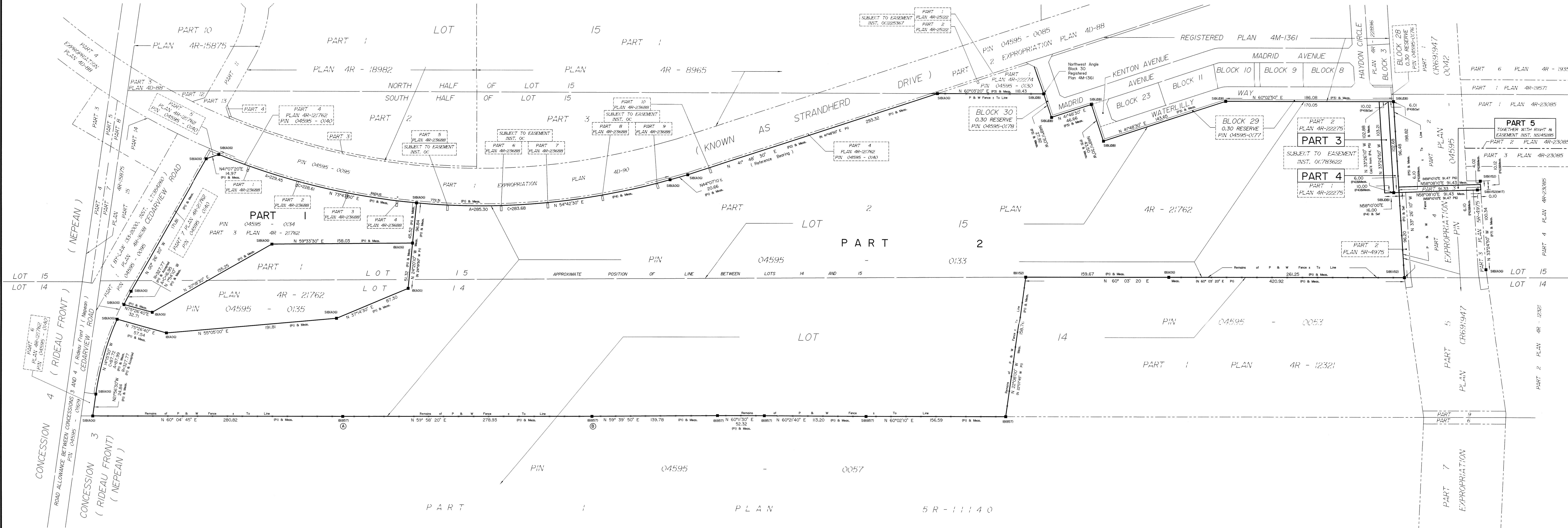
NOTICE OF APPLICATION
No. OC

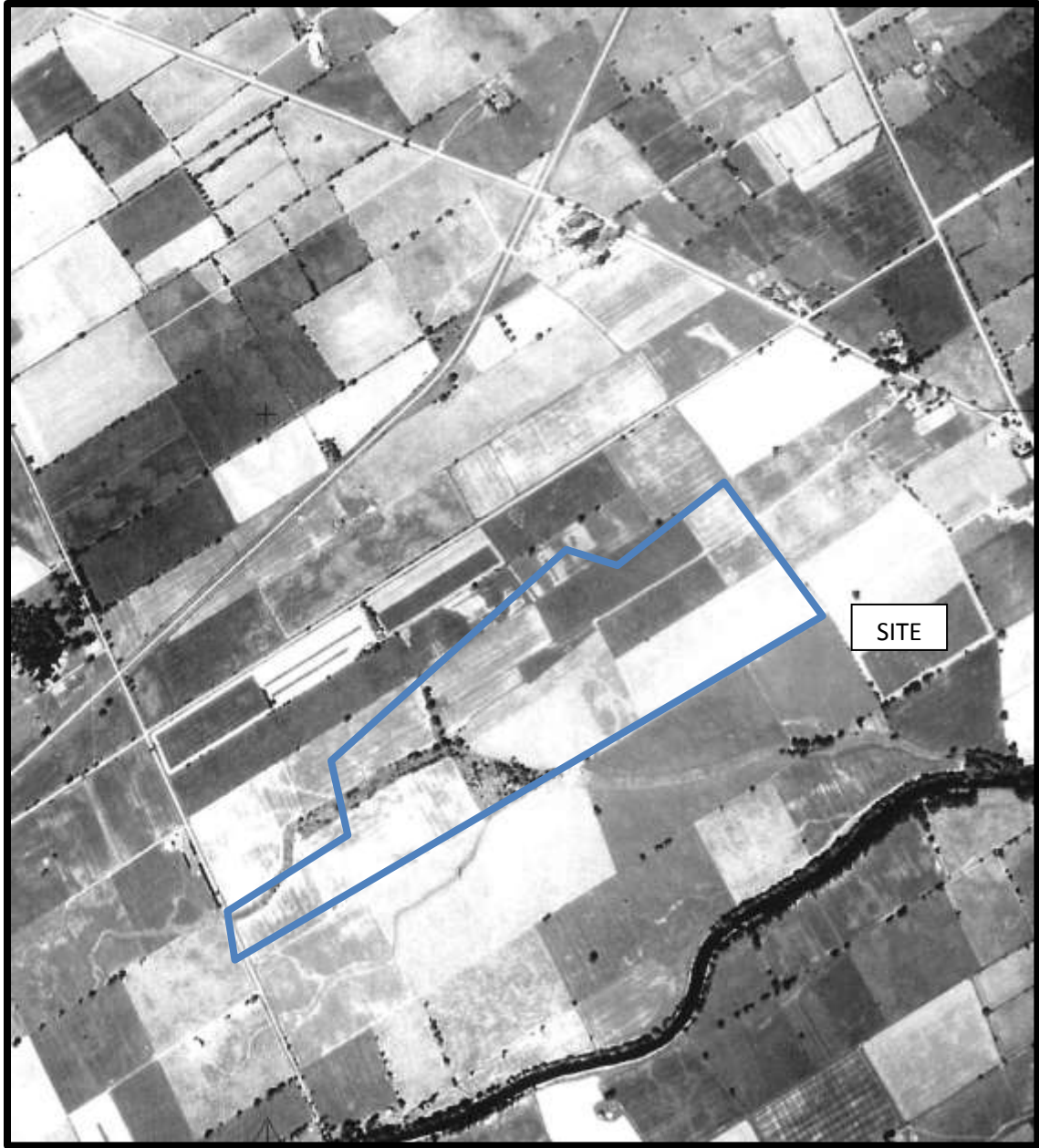
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.
DATE: _____
EDWARD M. LANCASTER
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 14 & 15	3 (RIDEAU FRONT)	ALL OF 04595-0134
2			ALL OF 04595-0133
3	PART OF 15		
4			
5			

Parts 3 and 4: Subject to easement Inst. OC783622.
Part 5: Together with right and easement Inst. NS145285.

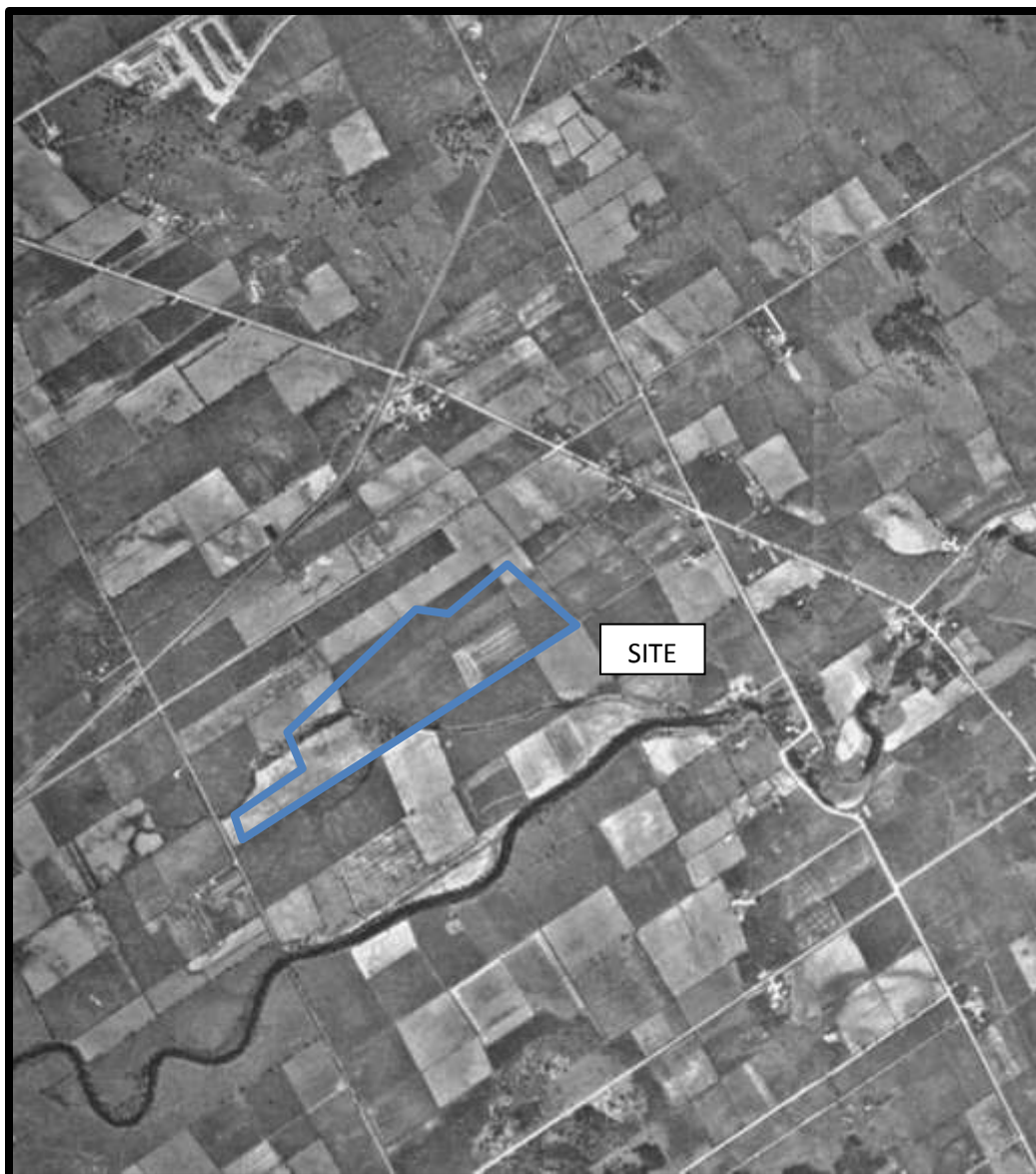




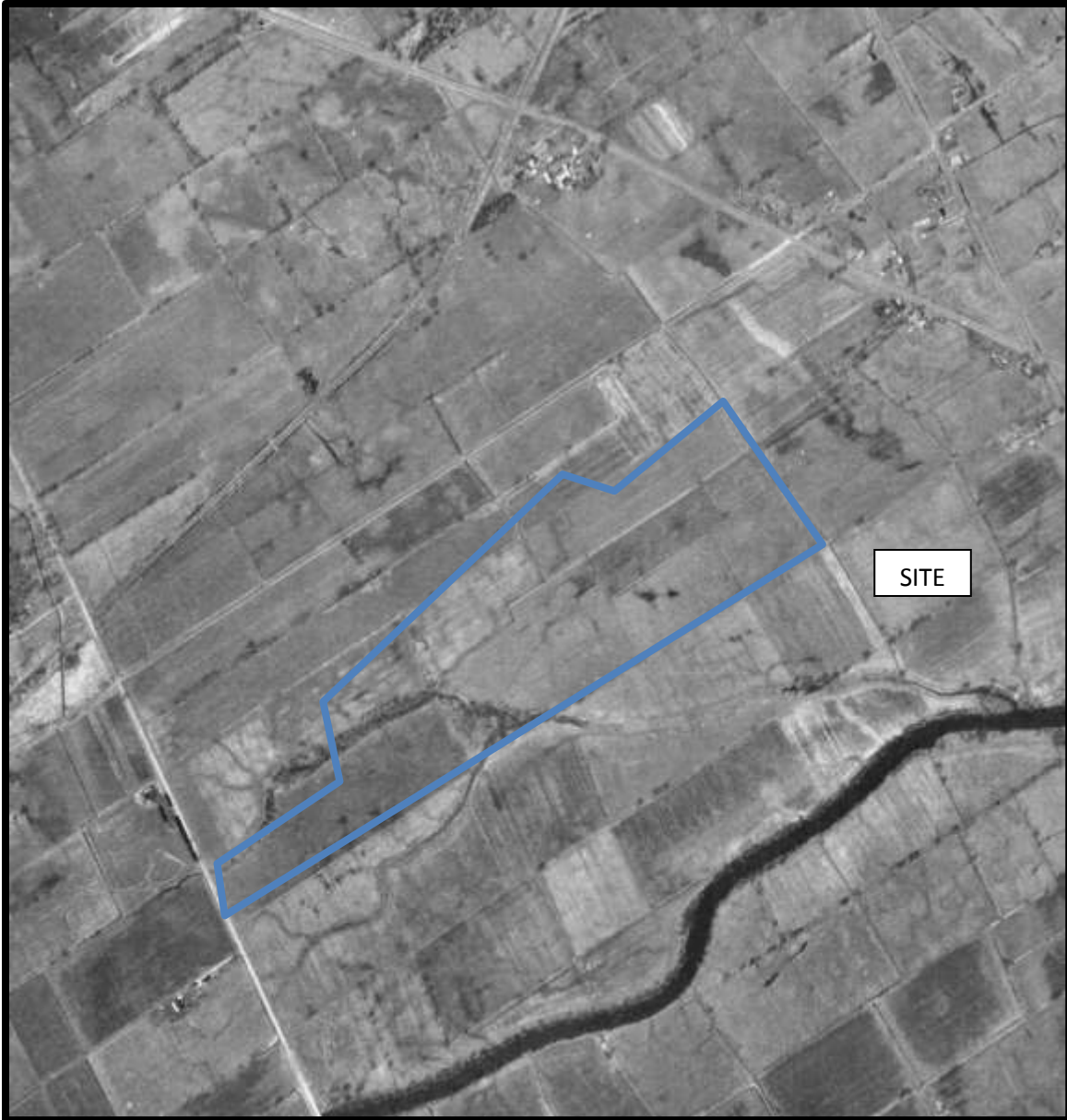
AERIAL PHOTOGRAPH
1956



AERIAL PHOTOGRAPH
1960



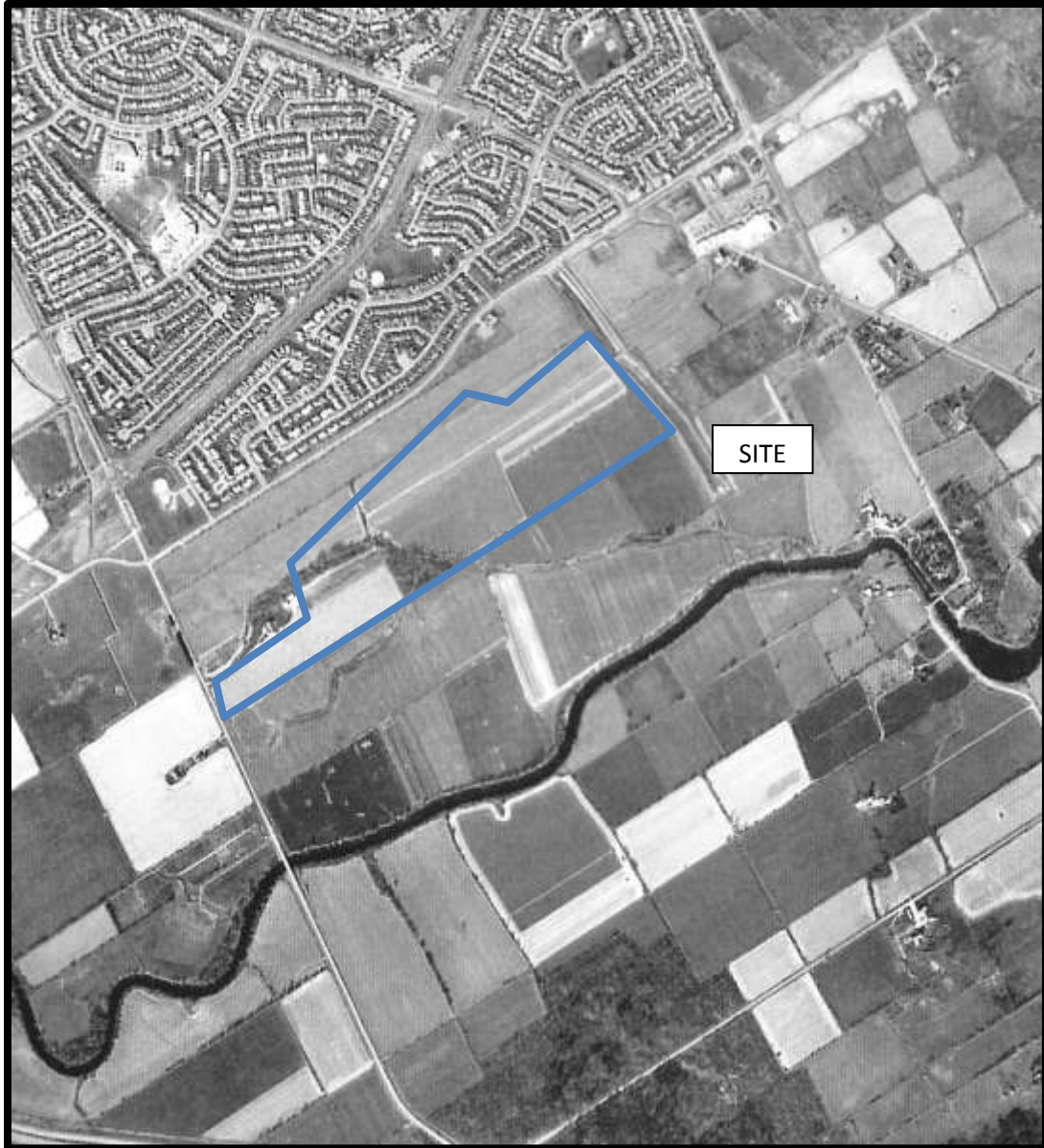
AERIAL PHOTOGRAPH
1966



AERIAL PHOTOGRAPH
1973



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
1998

Site Photographs

PE0667

Minto and Mion Lands, Ottawa, ON

December 1, 2014



Photograph 1: View from Cedarview Road, looking east.



Photograph 2: View of the Madrid Avenue, looking west, towards the Sales Centre construction.

Site Photographs

PE0667

Minto and Mion Lands, Ottawa, ON

December 1, 2014



Photograph 3: Looking North, from agricultural portion towards Strandherd Drive. The fill material is visible on the northern portion of the site.



Photograph 4: View east, looking down Strandherd Drive. The northern limit of the property is visible.

Site Photographs

PE0667

Minto and Mion Lands, Ottawa, ON

December 1, 2014



Photograph 5: View east, across the stormwater ponds, looking at the Home Depot.



Photograph 6: Looking west showing some of the fill piles which have not been leveled on the western portion of the subject site.

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

CITY OF OTTAWA HLUI SEARCH REQUEST

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc. : (416) 314-4285



November 4, 2014

Michael Beaudoin
Paterson Group Inc
154 Colonnade Road South
Ottawa, ON K2E 7J5

Dear Michael Beaudoin:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2014-06388, Your Reference PE0667

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

The search is being conducted on the following: Lots 14 & 15, Concession 3 Rideau Front, Ottawa. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time and photocopying.

If you have any questions regarding this matter, please contact Ayesha Kapadia at 416-212-8912.

Yours truly,



Heidi Ritscher
FOI Manager



Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Mike Beaudoin Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mbeaudoin@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No. PE0667	Signature/Print Name of Requester Mike Beaudoin		<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Concession 3 Rideau Front, Parts Lot 14 and Lot 15, Ottawa				
Present Property Owner(s) and Date(s) of Ownership Minto Homes				
Previous Property Owner(s) and Date(s) of Ownership Clarke Family, Mion Family				
Present/Previous Tenant(s), (if applicable) Vacant				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			1986-present	
Orders			1986-present	
Spills			1986-present	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			1986-present	
Waste Generator number/classes			1986-present	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers. sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Michael Beaudoin

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: Thursday, November 06, 2014 9:10 AM
To: Michael Beaudoin
Subject: Re: 3232 Jockvale Road

Good morning Michael,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

3779 Strandherd Rd, Barrhaven has record of an active cylinder exchange facility.

*Please note that 3232 Jockvale Rd was also on the same email list as Anna Graham's from your office.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"

14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: [1-877-682-8772](tel:1-877-682-8772)

On Thu, Nov 6, 2014 at 9:02 AM, Michael Beaudoin <MBeaudoin@patersongroup.ca> wrote:

Good Morning

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following address(es) for properties located in Ottawa (Barrhaven), ON.

3232 Jockvale Road

135 Harthill Way

3231, 3285 Cedarview Road

255 Tartan Drive

3779, 4100 Strandherd Drive

1203 Kenton Ave

2015 Madrid Ave

2583 Waterlily Way

Thanks

Michael Beaudoin, B.Eng

patersongroup

Solution Oriented Engineering

154 Colonnade Road South

Ottawa - Ontario - K2E 7J5

Tel: [\(613\) 226-7381](tel:(613)226-7381)

Fax: [\(613\) 226-6344](tel:(613)226-6344)

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



DISCLAIMER

For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the HISTORICAL LAND USE INVENTORY ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Paterson Group Inc. ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI 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.
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Copyright is reserved to the City.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
8. All information collected under this request and all records provided in response to this request are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended.

Signed: _____

Dated: _____

Per: Michael Beaudoin, B.Eng.
(Please print name)
Title: Environmental Assessor
Company: Paterson Group Inc.



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE0667

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Michael Beaudoin
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- 14 and 15 Concession: 3 Rideau Front
Street: _____ City/Town: Ottawa
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owners: Minto Homes.
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: (x) vacant, () residential, (x) commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use
infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land
use in the area of the site.

2. CONFIDENTIALITY

- a) Consent Required: (x) Owner () Tenant () Purchaser () Legal**
- b) Consent Obtained: (x) Owner () Tenant () Purchaser () Legal**

*Will not be processed as a request for information pursuant to MFIPPA.

** (Consent letters must contain the information required, give authorization to requestor,
and be dated and signed)

patersongroup

Consulting Engineers

154 Colonnade Road South
Ottawa, Ontario
Canada, K2E 7J5
Tel: (613) 226-7381
Fax: (613) 226-6344

November 3, 2014
File: PE0667-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
Concession 3, Lots 14 and 15
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained by the property owner to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

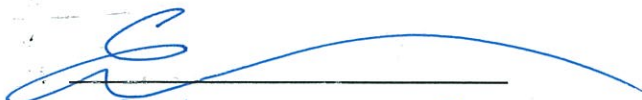
Name of Company/Property Owner:

Minto Communities

Name of Representative

Erin O'Connor

Authorization of Representative


Nov. 3, 2014

Date

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

Environmental Specialist

EDUCATION

Carleton University, B.Eng. 2010
Environmental Engineering

EXPERIENCE

2010-present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Environmental Specialist

2010

Macintosh Perry Consulting

Highway 17 Twinning Project - Arnprior
Senior Inspector

2009 (Summer Work Program)

City of Ottawa

Solid Waste Division
Waste Auditor

SELECT LIST OF PROJECTS

Rideau Street Reconstruction - Ottawa
Main Street Reconstruction - Ottawa
Woodroffe Avenue Reconstruction – Ottawa
Former Alcan Plant Redevelopment - Kingston
Jack Garland Airport Remediation – North Bay
Highway 17 Twinning Project – Arnprior
Watermain Construction – North Bay
Waste Audits – Various City of Ottawa Facilities
Parks Recycling Pilot Program – Various City of Ottawa parks
Special Events Recycling Pilot Program – Special Events with the City of Ottawa
Groundwater Remediation and Monitoring Program Supervision – Ottawa
Designated Substance Surveys – Residential and Commercial Sites - Ottawa
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

Archeological Services

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Environmental Engineering

Geotechnical Engineering

Materials Testing Quality Control

Building Science

Hydrogeology

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa