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File: PE2925-LET.01

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Attention: **Mr. Robert McKinney**

Subject: **Phase I - Environmental Site Assessment Update  
Vacant Land  
120 Hearst Way - Ottawa**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update at the aforementioned vacant property.

This report is an update of a previous environmental report prepared for the subject property, as detailed below.

## **Site Information**

The site is located on the north side of Hearst Way approximately 50 m west of Cohen Avenue, in the City of Ottawa, Ontario. The subject site is currently vacant and is predominantly grass or brush covered. The subject property has historically been vacant undeveloped land. The property is bordered to the east and west by vacant land. Single family residential dwellings occupy the neighbouring property to the south while the neighbouring property to the north is occupied by Highway 417.

## **Previous Report**

The following report was reviewed prior to conducting this assessment:

- “Phase I - Environmental Site Assessment, Vacant Property, Kanata Lands - 120 Hearst Way, Ottawa (Kanata), Ontario”, prepared by Paterson Group Inc., dated November 23, 2005.

The original Phase I - ESA did not identify any existing or historical concerns regarding the subject or neighbouring properties. No additional work was recommended at that time.

## **Phase I - ESA Update, Historical and Records Review**

### **Air Photo Research**

The most recent aerial photograph reviewed as part of the previous report was taken in 1999. Aerial photographs from 2002, 2008 and 2011 were reviewed as part of the Phase I - ESA Update. No environmental concerns were identified during the review of the recent aerial photographs.

### **PCB Inventory**

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located in the immediate vicinity of the subject property.

### **Ontario Ministry of Environment (MOE)**

A search of the MOE Brownfields environmental site registry was conducted electronically on February 14, 2013. No record of site conditions (RSC) were listed in the data base for properties within a 500 m radius of the subject site.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto, was contacted on February 14, 2013 to inquire about current and former underground storage tanks, spills and incidents for the subject site and neighbouring properties. The TSSA search returned no records for the subject site or adjacent properties.

## **City of Ottawa Old Landfill Document**

A City of Ottawa document entitled “Old Landfill Management Strategy; Phase 1 - Identification of Sites, City of Ottawa, Ontario”; finalized October 2004, was reviewed as part of the update. Based on the information provided in this document, no former landfill sites have been identified within 500 m of the subject property.

## **Previous Engineering Reports**

This firm has prepared a number of environmental and geotechnical reports for properties in the immediate vicinity of the subject site. No information was noted in the files reviewed that indicated any potential environmental concerns with respect to the subject site.

## **Observations**

The Phase I - ESA Update site visit was conducted on February 14, 2013, by Paterson personnel from the environmental division. The site visit included a review of the subject site and the adjacent lands and their current use.

The subject site is a vacant parcel of land. The ground cover consists primarily of grass and light brush. The western portion of the subject site is relatively flat while the eastern portion of the site slopes downward to the east towards a low lying area that borders the eastern property boundary. Some larger trees and a small creek transect this low lying area which runs from south to north. The regional topography is relatively flat. Site drainage mainly consists of surface infiltration. No above ground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the property at the time of the assessment. No staining was observed on the ground surface at the time of our site visit, however, the subject site was covered with a significant layer of snow and a detailed surficial inspection could not be completed.

The ground surface was observed to be disturbed at several locations within the western portion of the subject property. Recently installed groundwater monitoring wells were also observed in this area of the site. It is our understanding that the above noted soil disturbances were the result of a recent geotechnical investigation, which included the placement of several boreholes and test pits, conducted on the subject property. It is also our understanding that the above noted groundwater monitoring wells are related to this geotechnical investigation.

## Adjacent Properties

Land use adjacent to the subject site is as follows:

- North - Highway 17 followed by residential;
- South - Hearst Way followed by residential;
- East - Vacant land;
- West - Vacant land.

The environmental impact from the current use of the immediately adjacent properties upon the subject site was considered to be low.

## Assessment

A Phase I - Environmental Site Assessment Update was carried out for the vacant land located at 120 Hearst Way, Ottawa, Ontario. This report updates a previous report which was conducted on subject property by this firm in 2005. A review of recent historical data along with the site inspection generally confirmed the information and findings contained in the previously mentioned report completed for the subject site.

## Conclusion

Based on the findings of our Phase I - ESA update, in our opinion, the past and current use of the subject site and neighbouring properties do not have the potential to have significantly impacted the subject site. It is our opinion that **a Phase II - Environmental Site Assessment is not required for the subject site.**

## Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work and 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 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.

Ms. Robert McKinney

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This report was prepared for the use of Broccolini Construction. Permission and notification from Broccolini Construction and this firm will be required to release this report to any other party.

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

**Paterson Group Inc.**



Eric Leveque, B.A.

**Report Distribution:**

- Broccolini Construction (2 hard copies and 1 PDF copy)
- Paterson Group (1 copy)