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Phase I-Environmental Site Assessment

Vacant Property, 3095 Albion Road North
Ottawa, Ontario

Prepared For

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Report: PE3666-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Ahlul-Bayt Center Ottawa (ABCO) to conduct a Phase I-Environmental Site Assessment (ESA) of the property located at 3095 Albion Road North, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (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 site has never been developed with buildings, although municipal water and sewer services are present on-site. The adjacent property to the north (3091 Albion Road North) was developed with a multi-unit commercial/industrial building in the early 1960s, and rail yards were developed to the south in the early 1950s. In 2009, Paterson completed a Phase I ESA at the subject site, which did not identify any environmental concerns with respect to the subject site. A geotechnical investigation by Paterson at the subject site did not identify any visual or olfactory evidence of contamination.

Following the historical research, a site visit was conducted at the subject site and the Phase I ESA study area. The subject site was vacant at the time of the site visit. Fill placement was observed in the central portions of the site. The fill material appeared to consist primarily of crushed concrete. Remaining areas of the site were covered with grass, brush, and wetland vegetation. No ASTs or evidence of USTs, spills or staining, stressed vegetation, rail lines, or areas of potential environmental concern were observed at the time of the site visit. Surrounding property use was vacant and commercial/industrial.

The results of the historical research, personal interviews, and the site inspection did not identify the presence of any Potentially Contaminating Activities (PCAs) on the subject site. PCAs identified within the Phase I study area are not considered to represent Areas of Potential Environmental Concern (APECs) to the subject site based on their separation distance and/or inferred downgradient or cross-gradient location.

Conclusion

Based on the results of this Phase I ESA, **in our opinion, a Phase II Environmental Site Assessment will not be required for the property.**

Observations made during the Phase I ESA site visit and a review of the fill samples obtained from the geotechnical test holes did not identify any deleterious substances in the fill material at the site. It is expected that any fill material excavated during site development will be reused as subgrade material to raise the grade of the low-lying portions of the site. However, the suitability of the fill for this purpose should be confirmed by Paterson. In the event that any of this fill material must be removed from the site for construction purposes, consideration should be given to assessing the material in order to determine the most suitable method of disposal.

1.0 INTRODUCTION

At the request of Ahlul-Bayt Center Ottawa (ABCO), Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of the property located at 3095 Albion 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.

Paterson was engaged to conduct this Phase I-ESA by Mr. Akram Farhat of ABCO. The offices of ABCO are located at 200 Baribeau Street, Ottawa, Ontario. Mr. Farhat can be reached by telephone at (613) 526-0774.

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 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: | 3095 Albion Road North, Ottawa, Ontario. |
| Legal Description: | Parts 1 through 3, Registered Plan 4R-24494, in the City of Ottawa, Ontario. |
| Property Identification Number: | 04701-0131. |
| Location: | The subject site is located on the east side of Albion Road North, between Heatherington Road and the CN/CP Rail line, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report. |
| Latitude and Longitude: | 45° 22' 05" N, 75° 38' 59" W. |

Site Description:

| | |
|----------------|--|
| Configuration: | Irregular |
| Site Area: | 1.55 hectares (approximate). |
| Zoning: | IH – Heavy Industrial Zone (east half) and IL - Light Industrial Zone (west half). |
| Current Use: | The subject site is currently vacant. |
| Services: | The subject site is located in a municipally serviced area. Municipal water, storm sewer, and sanitary sewer services are present on the subject site. |

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

Based on a review of the city directories and aerial photographs, the subject site appears never to have been developed. Municipal services were installed at the site at some point between 2009 and 2014.

Fire Insurance Plans

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

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1900 to 2009 as part of the Phase I ESA.

The subject site was not listed in the city directories. The adjacent property to the north, addressed as 3091 Albion Road, was initially listed in the directories in the early 1960s as the National Capital Commission (NCC) print shop. Since that time, a variety of commercial businesses have been listed at 3091 Albion Road, including Twin Equipment, High Quality Paint and Finishing, Goodfellow Wood Industries, and the Ontario Ministry of Transportation. Other surrounding properties were not listed. The results of the city directory search are shown on Drawing PE3666-2 - Surrounding Land Use Plan.

Chain of Title

A title search for the property was completed by Read Titles of Ottawa, Ontario, and is appended to this report. The title search shows that the property has historically been owned by a series of individuals, as well as the National Capital Commission and 2000188 Ontario Inc. (later Twin Realty Ltd.). The property is currently owned The Trustees of Ahlul-Bayt Centre, Ottawa. The title search did not identify any potential environmental concerns with respect to the subject site.

Environmental Reports

The following environmental report was reviewed as a part of this assessment:

- “Phase I - Environmental Site Assessment, Commercial Property, 3091 Albion Road, Ottawa, Ontario”, prepared by Paterson, dated March 23, 2009.

In 2009, Paterson completed a Phase I ESA for the subject property and the eastern portion of the adjacent property to the north (addressed as 3091 Albion Road and occupied by canvas-covered steel-frame lumber storage structures). Paterson's 2009 report did not identify any environmental concerns with respect to 3095 Albion Road or the eastern portion of 3091 Albion Road. It is noted that a Freedom of Information (FOI) request was submitted to the Ontario Ministry of the Environment (MOE), now Ministry of Environment and Climate Change (MOECC), but the results were not received until the report had been issued. The FOI results identified potentially contaminating activities on the western portion of 3091 Albion Road, but these activities were determined not to represent an environmental concern to 3095 Albion Road. Further discussion is provided below.

Additionally, Paterson completed a geotechnical investigation at the subject site in 2009. A total of nine (9) test pits were excavated at the subject site. Fill material, consisting primarily of silty sand and gravel, was observed at the subject site. No visual or olfactory evidence of contamination was encountered in the test pits.

Current Plan of Survey

A plan of survey, prepared by Annis, O'Sullivan, Vollebakk Ltd., was reviewed as part of this assessment. The survey plan consists of a topographical survey dated April 8, 2009, and updated June 5, 2009. The survey plan shows the boundaries of the subject site in their current configuration. Based on a review of aerial photos of the site (discussed below), the topography of the site has changed since the completion of the survey plan, as additional fill has been placed on the subject site, concurrently with the installation of storm sewer and water services between 2009 and 2014.

The topographical survey also includes the adjacent property to the north (3091 Albion Road), and shows the presence of three (3) aboveground storage tanks (ASTs) in the central portion of 3091 Albion Road. These tanks are listed as "fuel tanks" and are inferred to contain diesel and/or gasoline. The location of the tanks is shown on Drawing PE3666-2 - Surrounding Land Use Plan.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on September 22, 2015. 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 and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of this report, the MOECC FOI search results had not been received. A copy of the MOECC FOI response letter will be forwarded to ABCO if any concerns are identified.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change 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 1 km of the subject site.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of this report, the MOECC FOI search results had not been received. A copy of the MOECC FOI response letter will be forwarded to ABCO if any concerns are identified.

The results of the FOI request submitted for 3091 Albion Road during the 2009 Phase I ESA were reviewed as a part of this assessment. The FOI results included a 2006 report concerning a paint and finishing business located in the easternmost unit of the building at 3091 Albion Road. The business was reportedly operating spray booths without certificates of authorization and was disposing of wastes improperly. A 2008 follow-up report indicated that the issues at the site had been resolved. The location of this unit is shown on Drawing PE3666-2 - Surrounding Land Use Plan.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of this report, the MOECC FOI search results had not been received. A copy of the MOECC FOI response letter will be forwarded to ABCO if any concerns are identified.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. At the time of this report, the MOECC FOI search results had not been received. A copy of the MOECC FOI response letter will be forwarded to ABCO if any concerns are identified.

MOECC Brownfields Environmental Site Registry

A search of the MOECC 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 properties within 250 m of the subject site.

MOECC Waste Disposal Site Inventory

The MOECC 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. Based on the available information, no waste disposal sites were present within the Phase I study area.

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 September 27, 2015. The search did not reveal any 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 September 22, 2015 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site. Two (2) active underground storage tanks (USTs) were listed at 3091 Albion Road.

Based on the TSSA records, one (1) 22,700 L double-walled fibreglass UST containing gasoline and one (1) 45,400 L double-walled fibreglass UST containing diesel were present at 3091 Albion Road. Vent/fill pipes or dispensing equipment with these tanks were not observed on the portion of 3091 Albion Road adjacent to the subject site, and the tanks are interpreted to be present in the central portion of 3091 Albion Road. The TSSA records did not identify any environmental concerns with respect to the tanks.

City of Ottawa Landfill Document

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

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. No former industrial sites were identified within the Phase I ESA study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. At the time of this report, the HLUI search results had not been received. A copy of the HLUI response letter will be forwarded to ABCO if any concerns are identified.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- 1945 The subject site and surrounding properties are vacant agricultural land. Albion Road is present in its current configuration.
- 1952 No significant changes have been made to the subject site. Grading is underway for the railway yard and associated access roads to the south of the subject site.
- 1962 No significant changes have been made to the subject site. The adjacent property to the south of the site has been developed with railway tracks, access roads, and buildings associated with a railway yard. The adjacent property to the north of the subject site has been developed with the present-day industrial building.

- 1973 Clearing and/or grading appears to have occurred at the subject site. The materials storage area on the east portion of the property to the north appears to have been expanded.
- 1984 No significant changes have been made to the subject site or neighbouring properties.
- 1993 No significant changes have been made to the subject site or neighbouring properties.
- 1999 No significant changes have been made to the subject site or neighbouring properties.
- 2002 (City of Ottawa Website) Grading and/or clearing of vegetation has occurred on the west and central portions of the subject site. No significant changes have been made to neighbouring properties
- 2007 (City of Ottawa Website) The subject site is being used for the storage of empty steel bins and assorted construction materials. No significant changes have been made to neighbouring properties.
- 2011 (City of Ottawa Website) The bins and materials have been removed from the subject site. Evidence of further grading is present, along with what appears to be the installation of site services in an east-west direction across the site. An addition to the building at 3091 Albion Road has been constructed. No significant changes have been made to neighbouring properties

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 to the west, towards the Rideau River. According to the maps, the nearest water body is Sawmill Creek, located approximately 50 m 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 upper Ordovician shale of the Carlsbad Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 5-15 m.

Paterson's 2009 geotechnical investigation consisted of nine (9) test pits advanced to a maximum depth of 4.5 m. Refusal on bedrock was not encountered in these test pits. Soils consisted of fill over silty sand, underlain by silty clay or glacial till. No visual or olfactory evidence of contamination was observed in the test pits.

Geotechnical Investigation

Paterson completed a geotechnical field program at the subject site on October 1, 2015. The field program consisted of drilling three (3) boreholes at the subject site. The soil profile at the subject site consisted of silty clay and silty sand over glacial till, with refusal to dynamic cone penetration encountered between 9.3 and 10.1 m below existing grade. No visual or olfactory evidence of contamination was encountered in soil samples obtained from the boreholes. The geotechnical investigation did not identify any environmental concerns with respect to the subject site.

Water Well Records

A requisition was made to the MOECC to provide water well records for all drilled wells within 250 m of the subject site. The MOECC response returned 18 water well records, of which five (5) appear to be drinking water wells drilled between 1953 and 1963. All other well records are interpreted to be monitoring wells based on installation details. Based on the results of the water well search and the availability of City water in the Phase I study area, it is our opinion that there are no drinking water wells remaining within the Phase I study area. A copy of the MOECC response is provided in Appendix 2.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. Sawmill Creek is the closest significant water body and is present approximately 50 m to the south of the site. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Akram Farhat of ABCO was interviewed as part of this assessment. The interview was conducted by telephone on September 24, 2015. Mr. Farhat was selected for interview based on his knowledge of the site in his capacity as owner's representative. Mr. Farhat was not aware of any potentially contaminating activities at the subject site. The information obtained in this interview is consistent with site information obtained from other sources and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on September 25, 2015. Weather conditions were overcast, with a temperature of approximately 16°C. Mr. Dan Arnott from the Environmental Department of Paterson Group conducted the site assessment. 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.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are currently no buildings present on the subject site.

Underground Utilities

Based on the observed presence of catch basins and fire hydrants, municipal storm sewer and water services are interpreted to be present on the central portion of the site, running in an east-west direction. Signposts indicated the presence of a municipal sanitary sewer along the southern site boundary.

Site Features

The subject site is currently vacant. Fill material is present in the western and central portions of the subject site. The remaining portions of the site are generally covered with grass and brush, with several localized low, wet areas with wetland vegetation. A ditch is present along the southern portion of the site. The subject site is relatively flat, with regional topography sloping gently downward to the south and west. Site drainage consists primarily of infiltration, although storm sewer catch basins are present on-site.

No evidence of spills or staining was observed during the site visit. No ASTs or evidence of USTs was observed on the subject site. No evidence of railway spur lines was noted on the subject site. There were no unidentified substances observed on the exterior of 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 - Multi-unit commercial/industrial building, followed by electrical transmission lines.
- South - Access laneway to OC Transpo rail yard, followed by rail lines.
- East - Vacant land and OC Transpo rail yard.
- West - Albion Road, followed by vacant land.

The ASTs identified on the property to the north by the survey plan were not observed due to the presence of parked vehicles. Although it is possible that these tanks are still present, they are not considered to represent a potential environmental concern with respect to the subject site based on their separation distance and lack of observed spills and/or staining.

The paint and finishing shop mentioned in the MOECC FOI results is located on the north portion of 3091 Albion Road, and is not considered to represent an environmental concern with respect to the subject site due to its separation distance.

Current land use in the Phase I Study area is illustrated on Drawing: PE3666-2 – 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 subject site consists of vacant land and has never been developed. Municipal water, sanitary, and storm sewer services are present on-site.

Potentially Contaminating Activities

No Potentially Contaminating Activities were identified on the subject site. Potentially Contaminating Activities identified within the Phase I study area are shown on Drawing PE3666-2 - Surrounding Land Use Plan.

Areas of Potential Environmental Concern

Potentially Contaminating Activities within the Phase I study area are not considered to represent APECs to the subject site due to their separation distance and/or location downgradient or cross-gradient of the subject site.

Contaminants of Potential Concern

Given that no APECs were identified with respect to the subject site, no Contaminants of Potential Concern are considered to be present on the subject site.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada and subsurface investigations at the subject site and nearby properties, drift thickness in the area of the subject site is estimated to be on the order of 5 to 15 m. Overburden soils consist of a combination fill, native silty sand, silty clay, and glacial till. Bedrock is identified as shale of the Carlsbad Formation.

Contaminants of Potential Concern

No contaminants of potential concern were identified for the subject site.

Buildings and Structures

There are currently no buildings on the subject site. Municipal water, storm, and sanitary sewer services are present on the subject site, running in an approximate east-west direction.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is Sawmill Creek, located approximately 50 m to the south of the site.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are located on the subject site. Developed properties within the Phase I study area are municipally serviced, and no active drinking water wells are considered to be present.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is generally vacant, industrial, or commercial. Land use is shown on Drawing PE3666-2 - Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, no Potentially Contaminating Activities were identified on the subject site. Potentially Contaminating Activities identified on other properties within the Phase I study area are not considered to represent Areas of Potential Environmental Concern with respect to the subject site.

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 areas of potential environmental concern on the subject site.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Ahlul-Bayt Center Ottawa (ABCO) to conduct a Phase I-Environmental Site Assessment (ESA) of the property located at 3095 Albion Road North, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (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 site has never been developed with buildings, although municipal water and sewer services are present on-site. The adjacent property to the north (3091 Albion Road North) was developed with a multi-unit commercial/industrial building in the early 1960s, and rail yards were developed to the south in the early 1950s. In 2009, Paterson completed a Phase I ESA at the subject site, which did not identify any environmental concerns with respect to the subject site. A geotechnical investigation by Paterson at the subject site did not identify any visual or olfactory evidence of contamination.

Following the historical research, a site visit was conducted at the subject site and the Phase I ESA study area. The subject site was vacant at the time of the site visit. Fill placement was observed in the central portions of the site. The fill material appeared to consist primarily of crushed concrete. Remaining areas of the site were covered with grass, brush, and wetland vegetation. No ASTs or evidence of USTs, spills or staining, stressed vegetation, rail lines, or areas of potential environmental concern were observed at the time of the site visit. Surrounding property use was vacant and commercial/industrial.

The results of the historical research, personal interviews, and the site inspection did not identify the presence of any Potentially Contaminating Activities (PCAs) on the subject site. PCAs identified within the Phase I study area are not considered to represent Areas of Potential Environmental Concern (APECs) to the subject site based on their separation distance and/or inferred downgradient or cross-gradient location.

Conclusion

Based on the results of this Phase I ESA, **in our opinion, a Phase II Environmental Site Assessment will not be required for the property.**

Observations made during the Phase I ESA site visit and a review of the fill samples obtained from the geotechnical test holes did not identify any deleterious substances in the fill material at the site. It is expected that any fill material excavated during site development will be reused as subgrade material to raise the grade of the low-lying portions of the site. However, the suitability of the fill for this purpose should be confirmed by Paterson. In the event that any of this fill material must be removed from the site for construction purposes, consideration should be given to assessing the material in order to determine the most suitable method of disposal.

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 Ahlul-Bayt Centre Ottawa (ABCO). Permission and notification from ABCO and Paterson will be required to release this report to any other party.

Paterson Group Inc.

Daniel J. Arnott, P.Eng.

Mark S. D'Arcy, P.Eng.



Report Distribution:

- Ahlul-Bayt Centre Ottawa
- S.J. Lawrence Architects
- Novatech Engineering Consultants Ltd.
- 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

MOECC Freedom of Information and Privacy Office.
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.
MOECC document titled “Waste Disposal Site Inventory in Ontario”.
MOECC Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOECC Water Well Inventory.

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.

Local Information Sources

Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd.
Personal Interviews.
“Phase I Environmental Site Assessment, Commercial Property, 3091 Albion Road, Ottawa, Ontario”, prepared by Paterson, March 23, 2009.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3666-1 – SITE PLAN

DRAWING PE3666-2 – SURROUNDING LAND USE PLAN

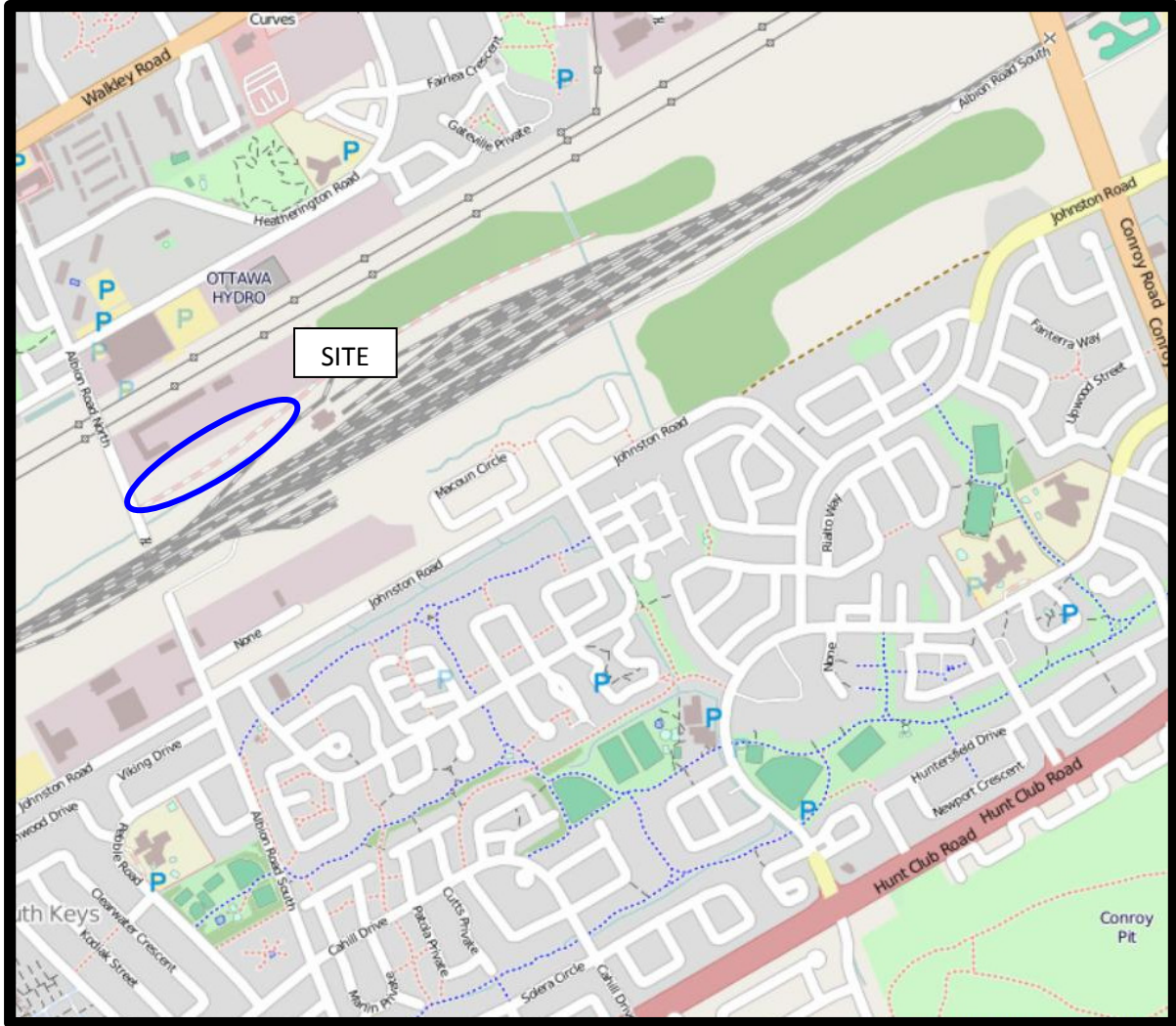


FIGURE 1
KEY PLAN

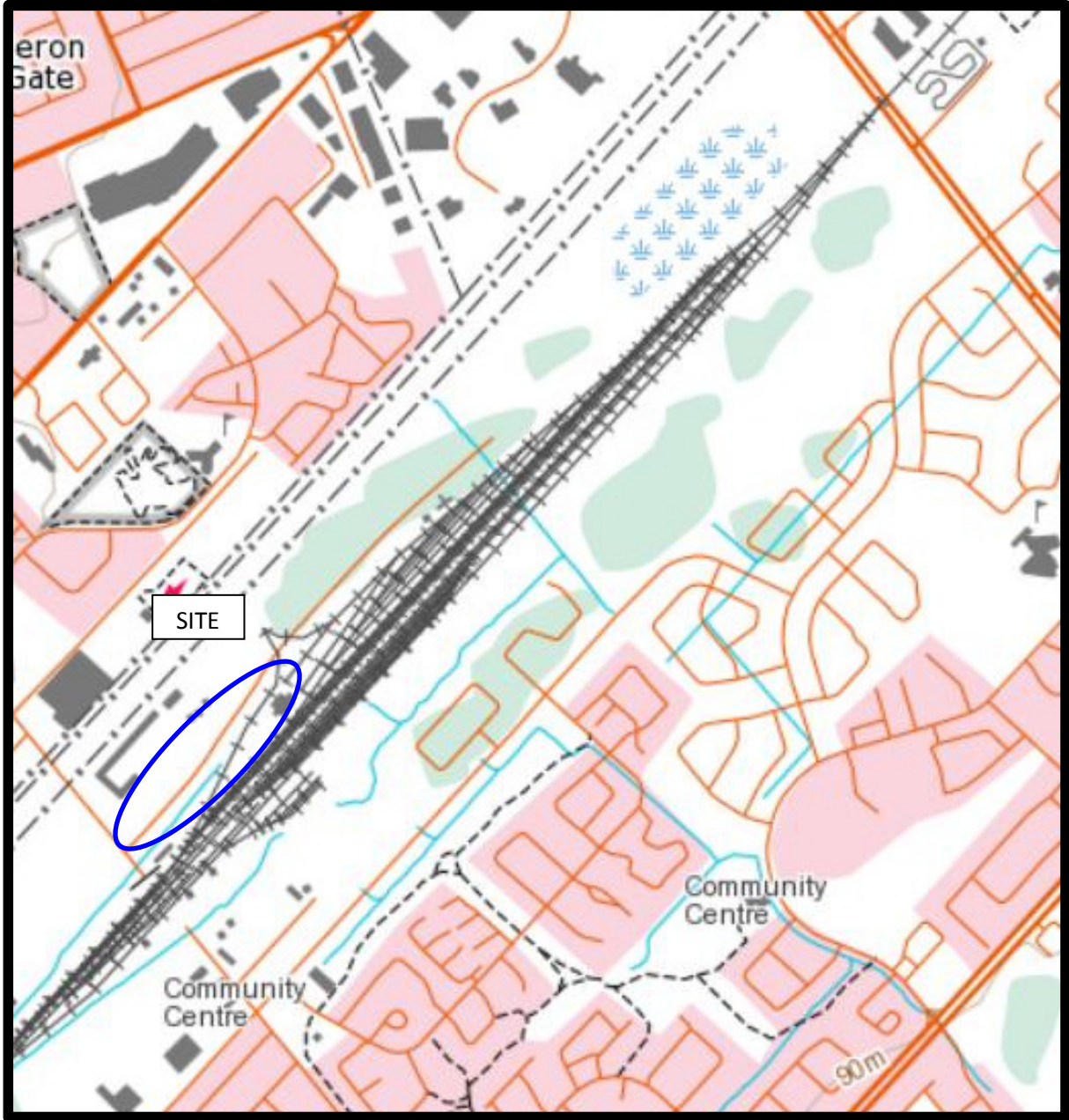
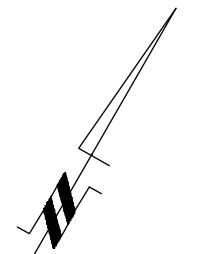


FIGURE 2
TOPOGRAPHIC MAP

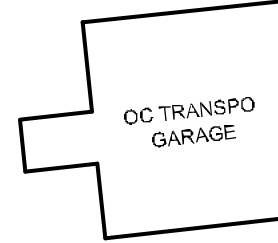
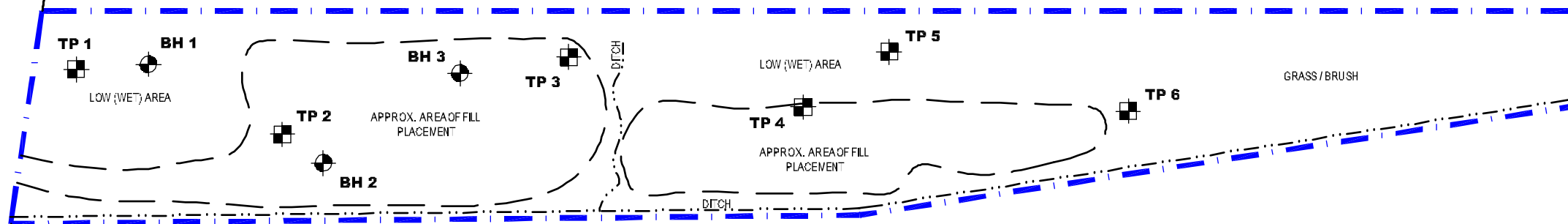
HYDRO EASEMENT

HYDRO EASEMENT



#3091 ALBION ROAD
COMMERCIAL / OFFICE



VACANT



LEGEND:

-  BOREHOLE LOCATION, PATERSON GROUP REPORT PG3635, 2015
-  TEST PIT LOCATION, PATERSON GROUP REPORT PG1837, 2009

patersongroup
consulting engineers

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

| NO. | REVISIONS | DATE | INITIAL |
|-----|-----------|------|---------|
| | | | |
| | | | |
| | | | |

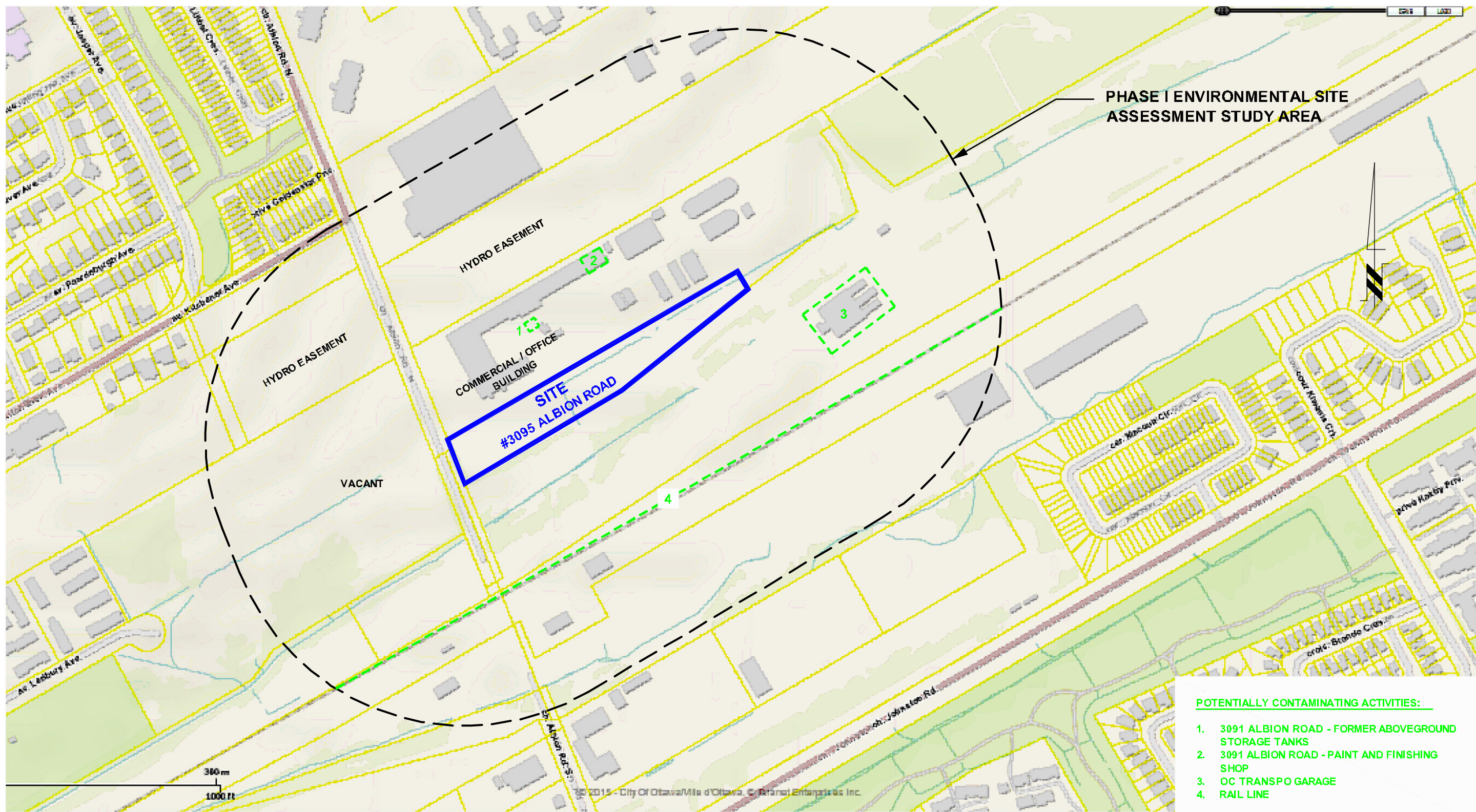
AHLUL-BAYT CENTRE OTTAWA
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3095 ALBION ROAD

OTTAWA, ONTARIO

SITE PLAN

| | | | |
|--------------|--------|-----------------|---------------|
| Scale: | 1:1250 | Date: | 10/2015 |
| Drawn by: | MPG | Report No.: | PE3666-1 |
| Checked by: | DJA | PE3666-1 | Revision No.: |
| Approved by: | MSD | | |

p:\a\autocad\drawings\environmental\pe3666\pe3666-1 site plan.dwg



- POTENTIALLY CONTAMINATING ACTIVITIES:**
1. 3091 ALBION ROAD - FORMER ABOVEGROUND STORAGE TANKS
 2. 3091 ALBION ROAD - PAINT AND FINISHING SHOP
 3. OC TRANSPO GARAGE
 4. RAIL LINE

paterson group
consulting engineers

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

| NO. | REVISIONS | DATE | INITIAL |
|-----|-----------|------|---------|
| | | | |
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| | | | |

AHLUL-BAYT CENTRE OTTAWA
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
3095 ALBION ROAD

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

| | | | |
|--------------|--------|-----------------|---------------|
| Scale: | 1:4000 | Date: | 10/2015 |
| Drawn by: | MPG | Report No.: | PE3666-1 |
| Checked by: | DJA | PE3666-2 | Revision No.: |
| Approved by: | MSD | | |

APPENDIX 1

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

**TOPOGRAPHICAL PLAN OF
PART OF LOT 2
CONCESSION 4 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Field Work Completed April 8, 2009.

Scale 1 : 400

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

April 8, 2009
Date
Annis, O'Sullivan, Vollebek Ltd.
City and Surveyors

PLAN REVISED JUNE 5, 2009 TO SHOW
ADDITIONAL TOPOGRAPHIC DATA TO THE
SOUTHEAST LIMIT OF SUBJECT LANDS AND
CATCH BASIN UTILITY INFORMATION.

Notes & Legend

- ⊙ Dendrois
- ⊙ Deciduous Tree
- ⊙ Coniferous Tree
- ⊙ Fire Hydrant
- ⊙ Water Valve
- ⊙ Catch Basin
- ⊙ Maintenance Hole (Storm Sewer)
- ⊙ Maintenance Hole (Sanitary)
- ⊙ Maintenance Hole (Watermain)
- ⊙ Valve Chamber (Watermain)
- ⊙ Corrugated Steel Pipe
- ⊙ Chain Link Fence
- ⊙ Sign
- ⊙ Wood Pole
- ⊙ Metal Pole
- ⊙ Utility Pole
- ⊙ Anchor
- ⊙ Light Standard
- ⊙ Diameter
- ⊙ Top of Catch Elevations
- ⊙ Location of Elevations
- ⊙ Top of Gate
- ⊙ Centreline
- ⊙ Invert
- ⊙ Top of Pipe
- ⊙ Overhead Wires
- ⊙ Property Line

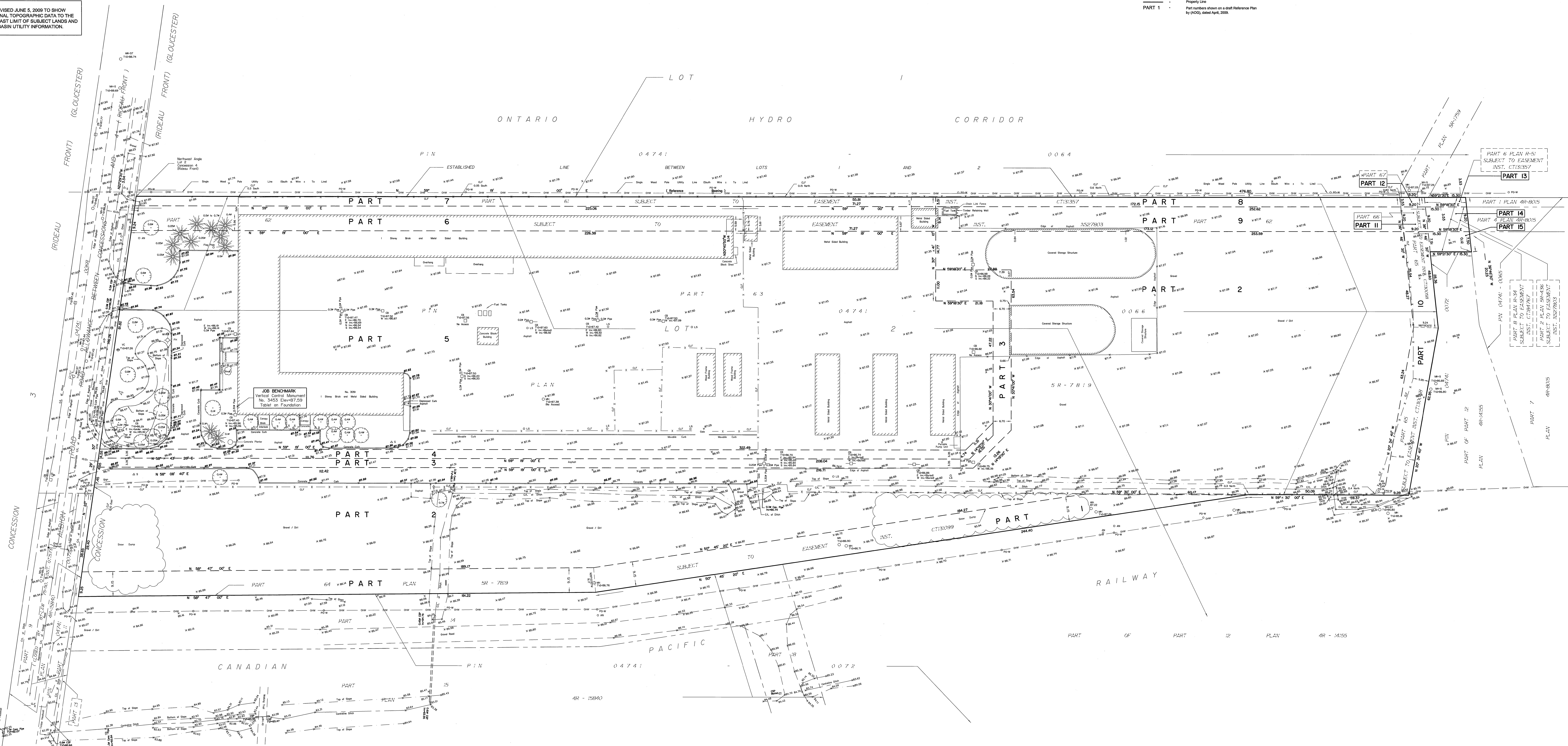
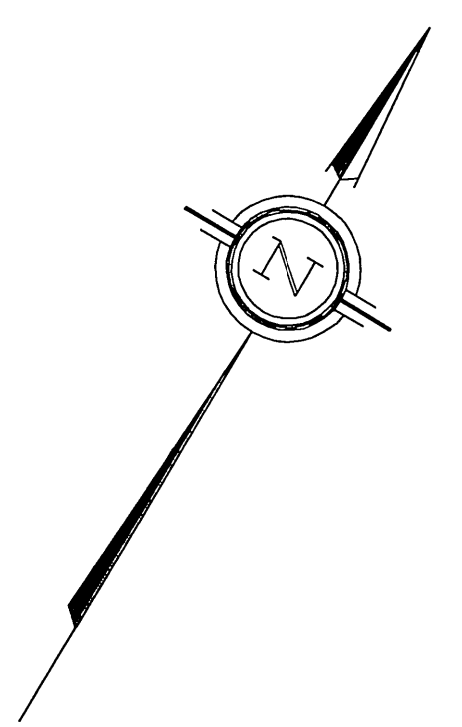
Bearings are grid bearings, derived from the northerly limit of Parts 61 and 67 of Plan SR-7819, having a bearing of N 89° 00' 00" E and are referred to the Central Meridian of Zone 9 of the Ontario Coordinate System, Longitude 79° 02' West.

SITE AREA = 65202 m²

BOUNDARY INFORMATION COMPILED FROM
REFERENCE PLANS R-34, SR-436, SR-7819
AND 4R-14195.

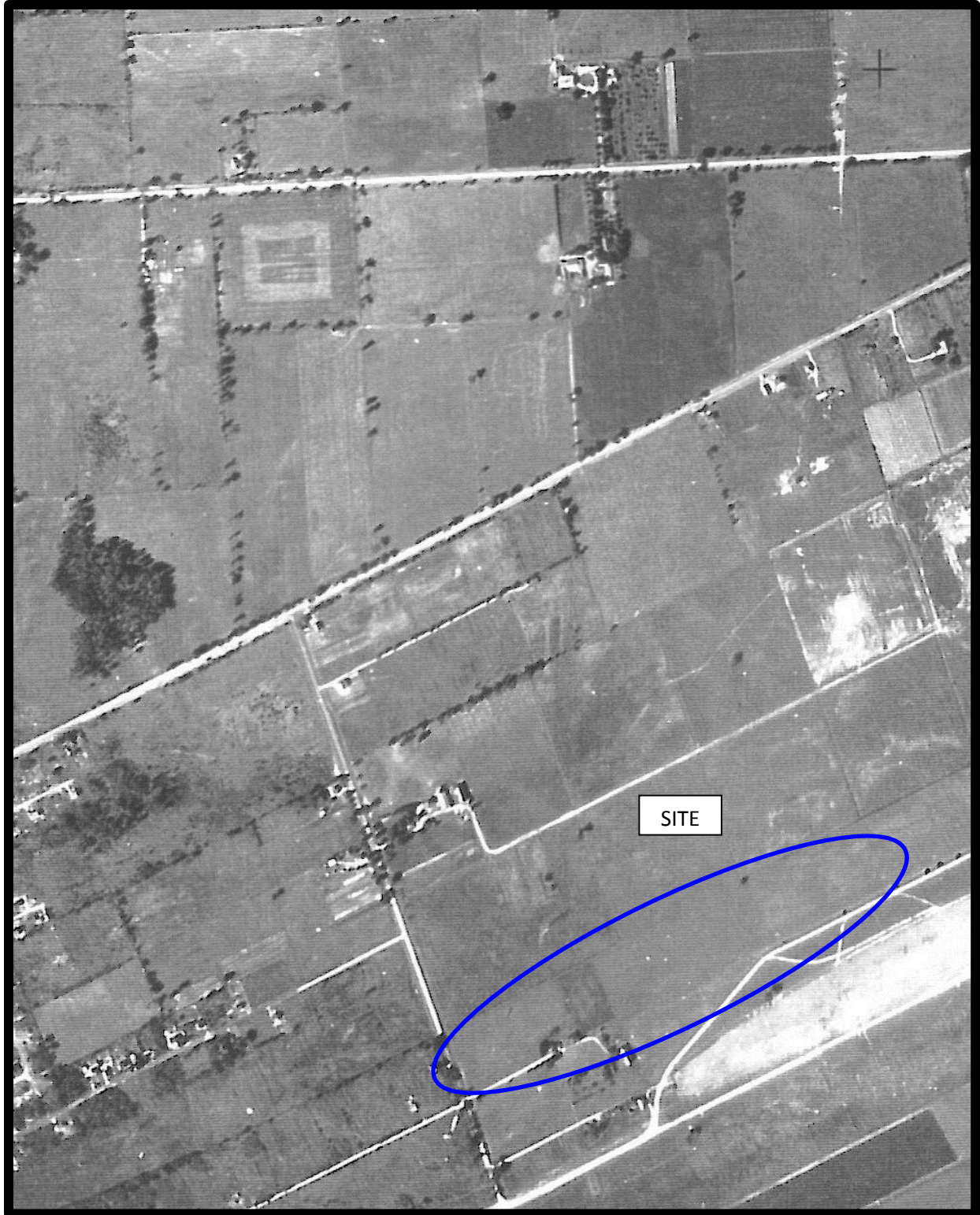
- ELEVATION NOTES**
1. Elevations shown are referred to geoidic datum.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on the drawing.
- UTILITY NOTES**
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground utilities by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.

Topographic data was collected under Water Control.
Show cover and its position, determine location and
elevation of some topographical data that is otherwise visible.

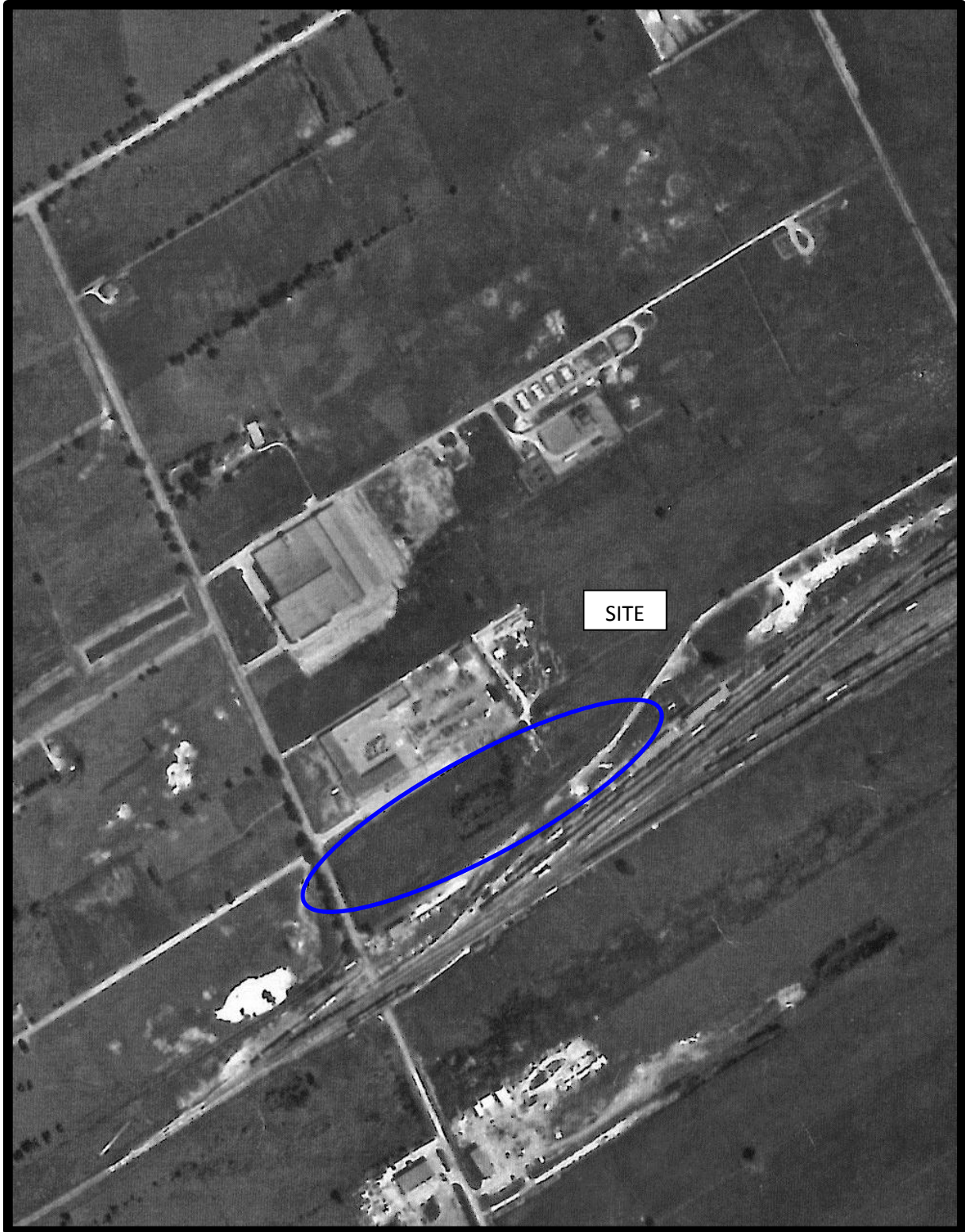




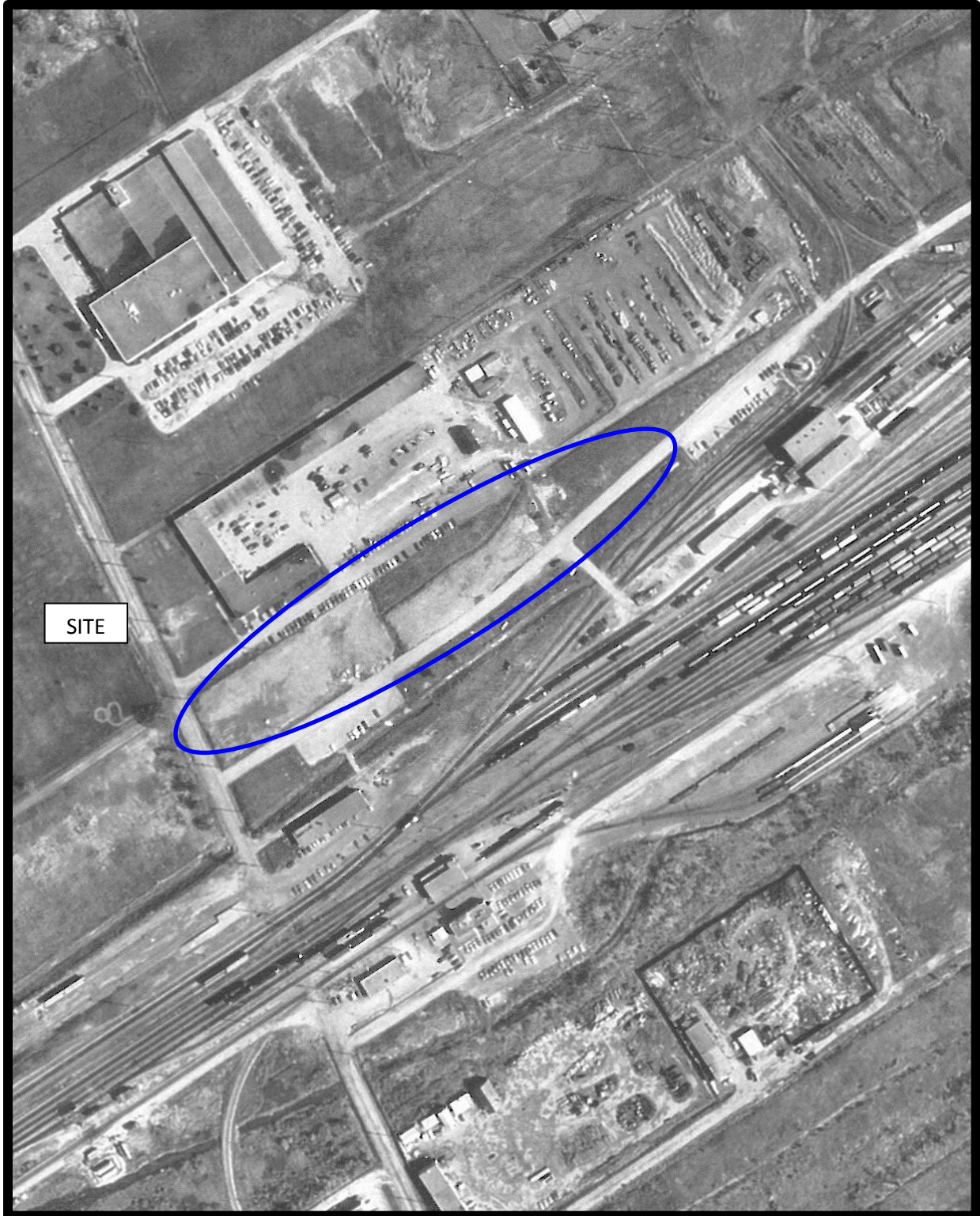
AERIAL PHOTOGRAPH
1945



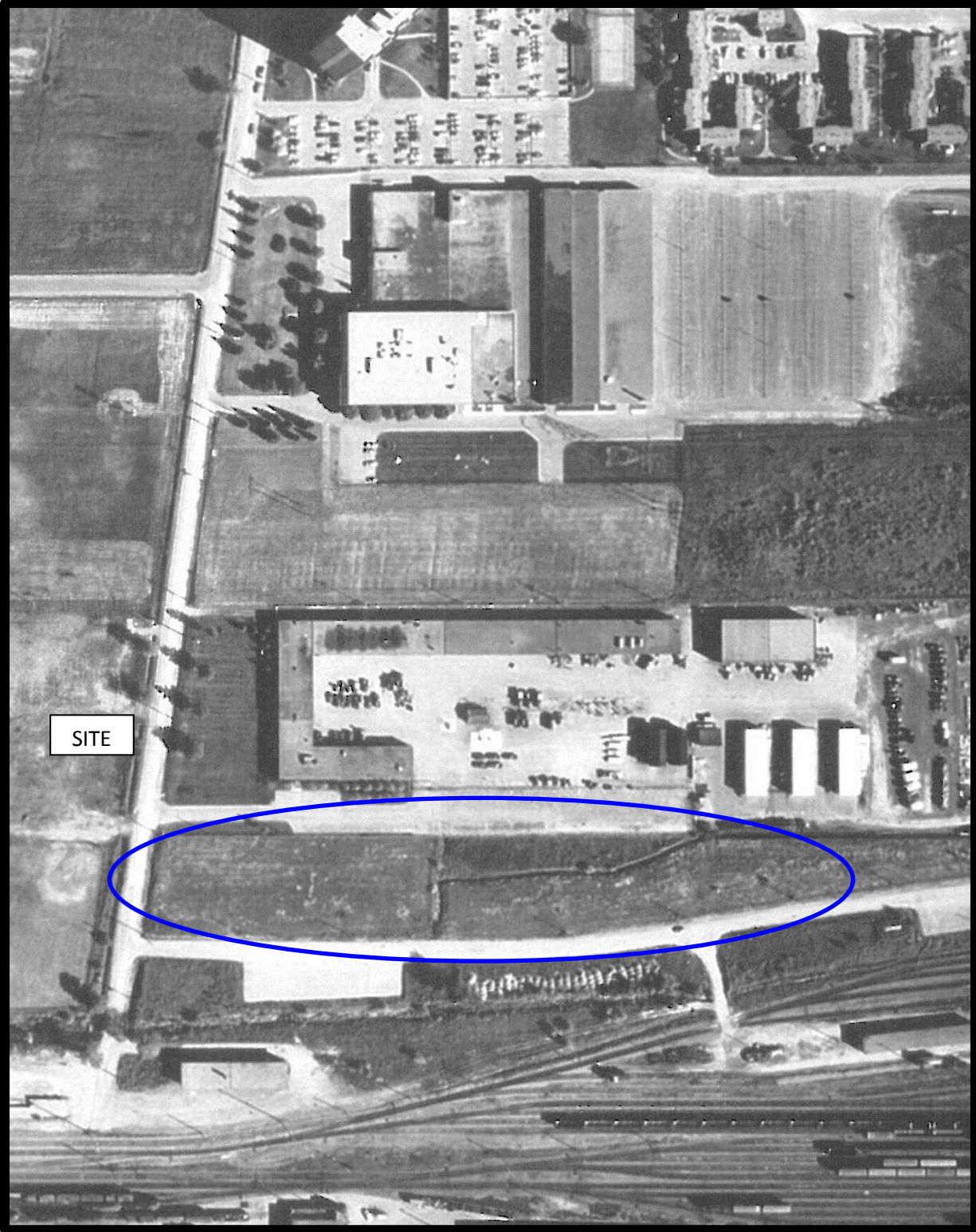
AERIAL PHOTOGRAPH
1952



AERIAL PHOTOGRAPH
1962



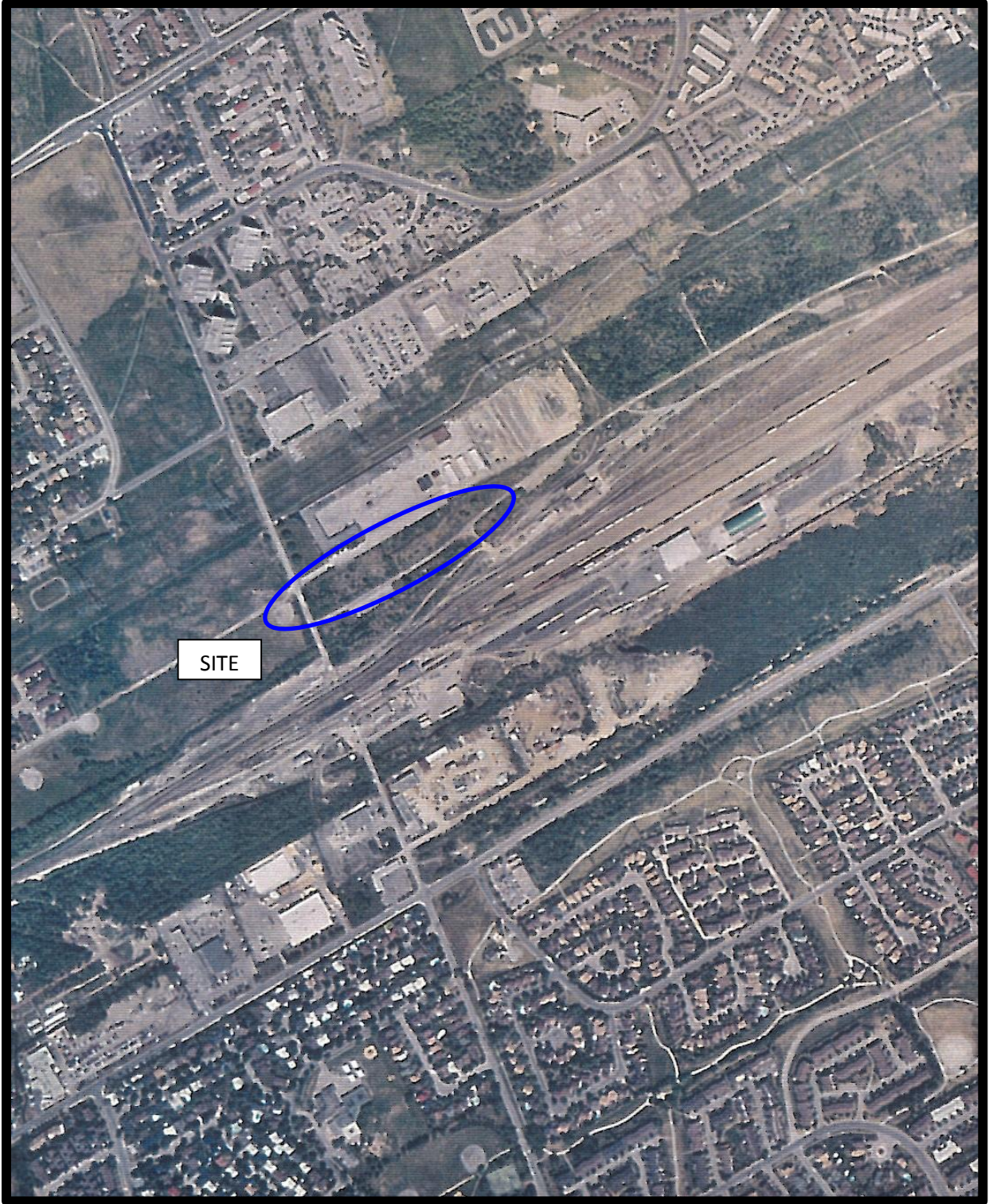
AERIAL PHOTOGRAPH
1973



AERIAL PHOTOGRAPH
1984



AERIAL PHOTOGRAPH
1993



AERIAL PHOTOGRAPH
1999

Site Photographs

PE3666

3095 Albion Road North
Ottawa, ON

September 25, 2015



Photograph 1: Entrance of subject site, facing east from Albion Road North.



Photograph 2: West-central portion of subject site, facing east, showing fill placement.

Site Photographs

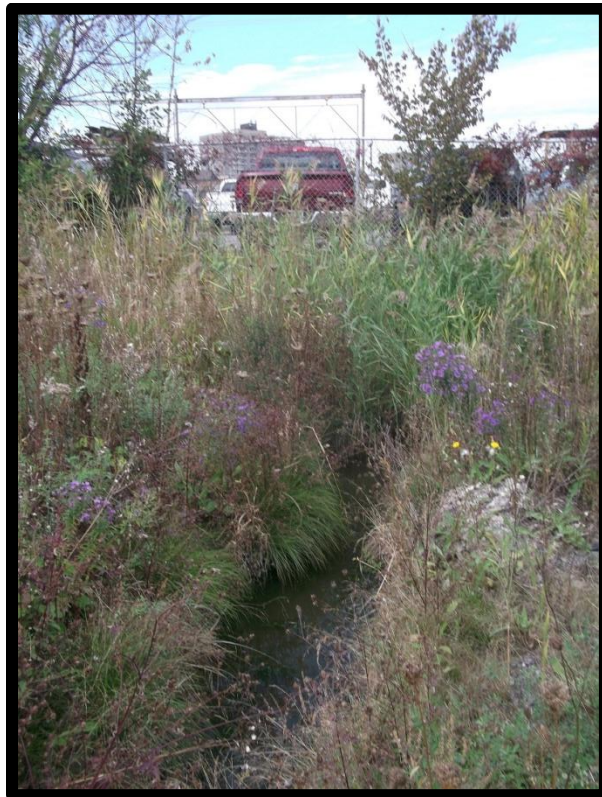
PE3666

3095 Albion Road North
Ottawa, ON

September 25, 2015



Photograph 3: Facing northwest from central portion of subject site.



Photograph 4: Ditch in central portion of subject site, facing north.

Site Photographs

PE3666

3095 Albion Road North
Ottawa, ON

September 25, 2015



Photograph 5: Facing north from central portion of subject site, showing catch basin and pipe over water connection. Multi-unit industrial-commercial building and outbuildings (3091 Albion Road North) in background.



Photograph 6: Facing west from central portion of subject site.

Site Photographs

PE3666

3095 Albion Road North
Ottawa, ON

September 25, 2015



Photograph 7: Facing east from central portion of site. Note manhole in foreground and pipes over water connections.

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

CHAIN OF TITLE

TSSA CORRESPONDENCE

MOECC WELL RECORDS

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 Dan Arnott Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: llopers@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 <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 | |
| Your Project/Reference No. PE3666 | Signature/Print /Name of Requester Dan Arnott | | | |
| Request Parameters | | | | |
| Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 3095 Albion Road North, Ottawa, Ontario | | | | |
| Present Property Owner(s) and Date(s) of Ownership Ahlul-Bayt Centre Ottawa | | | | |
| Previous Property Owner(s) and Date(s) of Ownership Twin Equipment (Outaouais), National Capital Commission | | | | |
| Present/Previous Tenant(s), (if applicable) | | | | |
| Search Parameters | | | Specify Year(s) Requested | |
| <i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i> | | | | |
| 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.



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 19, 2015

Paterson Group
Attn: Daniel Arnott

BRIEF DESCRIPTION OF LAND:

3095 Albion Road
Part Lot 2, Concession 4, Gloucester Rideau Front, being Parts 1 to 3 on 4R24494
PIN: 04741-0131

LAST REGISTERED OWNER: THE TRUSTEES OF AHLUL-BAYT CENTRE,
OTTAWA

CHAIN OF TITLE:

Deed GL23 registered September 11, 1868
From Joseph McVey (aka McVeigh) to James Spratt

Tax Deed GL1244 registered November 27, 1872
From John Holmes to John McGuire

Deed GL1245 registered November 27, 1872
From John McGuire to John Neville

Deed GL1246 registered November 27, 1872
From John Neville to James Spratt

Deed GL9994 registered July 20, 1891
From James Spratt to Thomas A. Spratt

Deed GL19537 registered June 27, 1907
From estate of Joseph McVeigh to Marie L. McVeigh

Quit Claim Deed GL29218A registered February 16, 1918
From Mary L. McVeigh to John McVeigh

Deed GL43044 registered January 16, 1947
From estate of Thomas A. Spratt to James E. Spratt

Deed OT900 registered March 31, 1950
From Joseph D. McVeigh (estate of John McVeigh) to his Majesty the King

Deed OT6332 registered December 20, 1951
From James E. Spratt to His Majesty the King

Deed OT11087/GL51415 registered February 16, 1954
From His Majesty the King to Federal District Commission

By an Act of Parliament, Federal District Commission changed it's name to National
Capital Commission

Lease NS107087 registered December 30, 1980
From National Capital Commission to Steve Kung and Chui C. Tom

Deed LT1349502 registered December 18, 2000
From National Capital Commission to 2000188 Ontario Inc.

Name Change LT1423872 registered August 5, 2001
From 2000188 Ontario inc. To Twin Realty Ltd.

Lease OC424242 registered January 14, 2005
From Twin Realty Ltd. To Her Majesty the Queen in Right of Ontario as represented by
The Management Board of Cabinet

Deed OC1143683 registered Aug 4, 2010
From Twin Realty Ltd. to Twin Realty Ltd.

Deed OC1420290 registered Oct 17, 2012
From Twin Realty Ltd. to The Trustees of Ahlul-Bayt Centre, Ottawa

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
Télec. : (416) 314-4285



September 25, 2015

Dan Arnott
Paterson Group Inc
154 Colonnade Rd S
Ottawa, ON K2E 7J5

Dear Dan Arnott:

**RE: *Freedom of Information and Protection of Privacy Act* Request
Our File # A-2015-05832, Your Reference PE3666**

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: 3095 Albion Road North, 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 Craig Jackson at (416) 212-0561.

Yours truly,



Heidi Ritscher
FOI Manager



Daniel Arnott

From: Public Information Services [publicinformationservices@tssa.org]
Sent: September-23-15 7:52 AM
To: Daniel Arnott
Subject: RE: Environmental Assessment Information Search Request

Sorry Daniel there was an error in my earlier e-mail. 3091 Albion Road North has record of 2 active underground fuel tanks.

My apologies for the inconvenience.

From: Daniel Arnott [mailto:DArnott@patersongroup.ca]
Sent: Tuesday, September 22, 2015 4:49 PM
To: Public Information Services
Subject: Environmental Assessment Information Search Request

Good afternoon:

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills, or other incidents/infractions at the following six (6) properties in the city of Ottawa, Ontario:

3050 Albion Road
3091 Albion Road North
3095 Albion Road North
3050 Conroy Road
3130 Conroy Road
1250 Ledbury Avenue

Thank you very much for your time.

Daniel J. Arnott, P.Eng.
Environmental Engineer

patersongroup

Paterson Group Inc.
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Office: 613.226.7381 Ext. 237
Fax: 613.226.6344
Email: darnott@patersongroup.ca



14th Floor, Centre Tower
3300 Bloor Street West
Toronto, Ontario
Canada M8X 2X4
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772

www.tssa.org

Tel: (416) 734-3586
Fax: (416) 734-3568
Email: publicinformationservices@tssa.org

28 September 2015

File No: FS 51885

Daniel J. Arnott
PATERSON GROUP INC
154 Colonnade Road South
OTTAWA ON K2E 7J5

Dear Sir:

RE: 3091 Albion Road, Ottawa, Ontario

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

Enclosed are computerised screen prints showing an active self-serve private fuel outlet along with equipment details showing underground fuel storage tank details. Copies of the inspection reports are also enclosed.

The *Technical Standards and Safety Act* and associated regulations do not require the registration of private fuel outlets. Nor does it require that any documentation on these facilities be submitted to, or reviewed or approved by TSSA. As a result TSSA has limited information on these facilities. TSSA cautions that any information provided may be inaccurate, incomplete or out of date.

After a search of our files, TSSA has no record of any further outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

This is all the information the Fuels Safety Division has at this time regarding the above address.

It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.



14th Floor, Centre Tower
3300 Bloor Street West
Toronto, Ontario
Canada M8X 2X4
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772

www.tssa.org

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released by TSSA, and the user assumes all risk in using or relying on released records.

Yours truly,

Sarah Quibell
Public Information Agent



Installed Base

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Home Profile Sign Out Help

Item Instances

General

- Additional Attributes
- Assets
- Party Relationships

Quick Find Item Instance

Go

Advanced Search

Logged In As SQUIBELL

Item Instance Details

- Owner
- Parties
- Accounts
- Contacts
- Summary

Item Instance: 9379976
 Item: FS PRIVATE FUEL OUTLET - SELF SERVE
 Item Description: Fuels Safety Private Fuel Outlet - Self Serve

- Pricing
- Counters
- Contracts
- Notes
- Transactions
- Service Requests
- Repair Orders
- History
- Operating Units
- Configuration

General Attributes

Organization Name TSSA Item Master

Instance Name

Last Version Label 1

Version Label Date 13-DEC-1990 0:00

Revision

New Version Label

System

System input field

Go

External Reference

Item Instance Type

Item Instance Type dropdown

Accounting Classification Customer Product

Operational Status Not Used

Lot Number : not lot-controlled

Status Active

Condition

Quantity 1

UOM Each

Start Date 13-DEC-1990

Start Time 0:00

Shipped On Date

Shipped On Time

End Date

End Time

Return By Date

Return By Time

Actual Return Date

Actual Return Time

* Indicates required field.

Time format is HH24:MM

Note: You do not have permission to make updates in this page.

Creation Completed

Owner

Party Type Party

CHIEF

Party Name: TRANSPORTATION & TECHNICAL SERVICES

Party Number: 88785

Account Number: 38465

Account Name CHIEF TRANSPORTATION & TECHNICAL SERVICES

Current Location

* Type Party Site

Go

Party Name CHIEF TRANSPOR

Go

Party Number 88785

Go

*Line 1 3091 ALBION RD

Go

Site Number 86559

Go

Address 3091 ALBION RD OTTAWA, K1V, CA

Installed At

Installed Date 13-DEC-1990

Installed Time 0:00

Time format is HH24:MM

Change in installed date does not change contract date.

Type

Go

Order

Sales Order Number Sales Order Date
Sales Order Line
Purchase Order Number Agreement Name

Item Flags

- BOM Enabled
- IB Trackable Inventory Trackable
- Sellable Shippable

Item Views

- Merchant Customer

Descriptive Flexfields

Context Value 

Select Context Value and click 'Go' to show relevant fields.

Facility Type 2 

Facility Type 3 

Total Capacity - Liquid Fuel Tanks (L)

Total Capacity - Propane Tank s (USWG)

* Previous Facility Type 

Previous Instance Number 

[Item Instances](#) [Home](#) [Profile](#) [Sign Out](#) [Help](#)

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Installed Base

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[Home](#) [Logout](#) [Preferences](#) [Help](#) [Diagnostics](#)

Item Instance | **Counters** | **Mass Update**

Item Instances | [Systems](#) | [Transactions](#)

[Item Instance](#) | [Item Instances](#) > | [Item Instance Search](#) >

View : Item Instance : 10899401

Item **FS LIQUID FUEL TANK** System **CHIEF TRANSPORTATION & TECHNICAL SERVICES**
 Item Description **FS Liquid Fuel Tank** Owner **CHIEF TRANSPORTATION & TECHNICAL SERVICES**
 Account Number **38465**

Other Item Instance Details

- [Transaction History](#)
- [Item Instance History](#)
- [Operating Units](#)
- [Contracts](#)
- [Orders](#)
- [Service Requests](#)
- [Orders and Directives](#)
- [View Relationship Graphically](#)
- [OMS Orders](#)

General | **Location** | **Associations** | **Configuration** | **Counters** | **Notes**

| | | | |
|---------------------------|-------------------------|--------------------|-----------------------------|
| External Reference | | New Version Label | |
| Organization | TSSA Item Master | Last Version Label | 1 |
| Revision | | Creation Date | 13-Dec-1990 00:00:00 |
| Instance Name | | Status | Active |
| Quantity | 1 | Install Date | 13-Dec-1990 00:00:00 |
| UOM | Each | Expiration Date | |
| Item Instance Type | | Shipped On Date | |
| Item Condition | | Return By Date | |
| Accounting Classification | Customer Product | Actual Return Date | |
| Operational Status Code | Not Used | | |

[Hide Instance Flex Fields](#)

[Show Additional Attributes](#)

| | |
|--------------------------|---|
| Fuel Type1 | Gasoline Gasoline |
| Fuel Type2 | |
| Fuel Type3 | |
| Capacity (L) | 22700 |
| Tank Material | Fiberglass (FRP) Fiberglass (FRP) |
| Tank Type | Double Wall UST Double Wall UST |
| FS Corrosion Protection | Fiberglass Fiberglass |
| Overfill Protection Type | |
| Installation Year | 1991 |
| ULC Standard | |
| Manufacturer | |
| Model | |
| Serial Number | |
| Description | UNDERGROUND TANK |

[Return to Instance Search](#)

[Item Instance](#) | [Counters](#) | [Mass Update](#) | [Home](#) | [Logout](#) | [Preferences](#) | [Help](#) | [Diagnostics](#)

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Item Instance | **Counters** | **Mass Update**

Item Instances | [Systems](#) | [Transactions](#)

Item Instance: [Item Instances](#) >

View : Item Instance : 10899416

Item **FS LIQUID FUEL TANK**

System
Owner **CHIEF TRANSPORTATION & TECHNICAL SERVICES**

Item Description **FS Liquid Fuel Tank**

Account Number **38465**

Other Item Instance Details

- [Transaction History](#)
- [Item Instance History](#)
- [Operating Units](#)
- [Contracts](#)
- [Orders](#)
- [Service Requests](#)
- [Orders and Directives](#)
- [View Relationship Graphically](#)
- [OMS Orders](#)

General | **Location** | **Associations** | **Configuration** | **Counters** | **Notes**

| | | | |
|---------------------------|-------------------------|--------------------|-----------------------------|
| External Reference | | New Version Label | |
| Organization | TSSA Item Master | Last Version Label | 1 |
| Revision | | Creation Date | 13-Dec-1990 00:00:00 |
| Instance Name | | Status | Active |
| Quantity | 1 | Install Date | 13-Dec-1990 00:00:00 |
| UOM | Each | Expiration Date | |
| Item Instance Type | | Shipped On Date | |
| Item Condition | | Return By Date | |
| Accounting Classification | Customer Product | Actual Return Date | |
| Operational Status Code | Not Used | | |

[Hide Instance Flex Fields](#)

[Show Additional Attributes](#)

| | |
|--------------------------|--|
| Fuel Type1 | Diesel <small>Diesel</small> |
| Fuel Type2 | |
| Fuel Type3 | |
| Capacity (L) | 45400 |
| Tank Material | Fiberglass (FRP) <small>Fiberglass (FRP)</small> |
| Tank Type | Double Wall UST <small>Double Wall UST</small> |
| FS Corrosion Protection | Fiberglass <small>Fiberglass</small> |
| Overfill Protection Type | |
| Installation Year | 1991 |
| ULC Standard | |
| Manufacturer | |
| Model | |
| Serial Number | |
| Description | UNDERGROUND TANK |

[Return to Instance Search](#)

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Perform Inspection (FS) for Job 030610172-001 (FS INS 2004-10745)

Description:

[Assignments](#)

Status: Complete by NORMAND

Schedule

Assigned To: David Norman

Scheduled Start: Jun 25, 2004

[Reports](#)

Outcome: Major Deficiency - Voluntary Compliance

Scheduled Complete: mmm dd, yyyy

Actual Start: mmm dd, yyyy hh:mm

Actual Complete: Jun 25, 2004 07:39

[Details](#) | [Client](#) | [Ranger](#) | [Time](#) | [Documents](#) | [Comments](#) | [O/S Orders](#) | [Resolved/Orders](#)

FS-2004-0010746 First Inspection

6/25/2004 Re-Inspection Date: mmm dd, yyyy

To insert general comments on the inspection report, click on the "Comments" Tab and Right Click Insert the comments.



TECHNICAL STANDARDS and
SAFETY AUTHORITY
www.tssa.org

4th Floor, West Tower
3300 Bloor Street West
Toronto, Ontario M8X 2X4
(416) 325 - 2943

Fuel Safety Inspection Report

1 Report Number:

2 File Number:

Technical Standards and Safety Act, 2000

| | | | |
|---|--|--------------------------------------|--|
| 3 Location Address 3091 ALBION RD. N OTTAWA, ONTARIO KIV-9V9 | 4 License/Serial Number | 5 Job Type Inspection (FS) | 6 Inspection Date Jun 25, 2004 |
| 7 Facility Type | | | |
| 8 Client P M L CONSTRUCTION 3091 ALBION RD. N OTTAWA, ONTARIO KIV-9V9 | The Facility/Equipment is inspected in accordance with Ontario's Technical Standards & Safety Act and the appropriate regulations and codes. When an Inspector's order is issued, time limits for compliance reflect the severity of the violation and serve to avoid disruption of service. In the interim period the recipient must ensure that additional precautions are taken for safe use. | | |

| | | | |
|-------------------------|------------------------|-------------------------------------|---|
| 9 Order No. 1 | 10 Code Section | 11 Order Issued To REG. MAIL | 12 Compliance Date Jul 25, 2004 |
|-------------------------|------------------------|-------------------------------------|---|

| 9 Order No. | 10 Code Section | 11 Order Issued To | 12 Compliance Date |
|-------------|---|--------------------|--------------------|
| 1 | Deficiency - FSD_LFHC 1.1.7 Dispensers at dispensing facilities, tank vehicle loading and unloading areas, underground storage tank fill pipe and gauge pipe locations and any area where handling operations occur shall be kept clean and free of ground vegetation and combustible materials by the operator. FSD_LFHC 6.61.1.19 ELECTRICALLY OPERATED DISPENSING EQUIPMENT SHALL BE PROVIDED WITH AN ACCESSIBLE SECONDARY CONTROL SWITCH INSTALLED SO AS TO ENSURE THAT THE ELECTRICAL SUPPLY CAN BE SHUT OFF. FSD_LFHC 3.2.1.5 EVERY ABOVEGROUND STORAGE TANK SHALL BE PROTECTED FROM VEHICULAR IMPACT. FSD_LFHC 3.2.1.4 EVERY ABOVEGROUND STORAGE TANK AND ALL CONNECTED PIPING SHALL BE MAINTAINED SO AS TO PREVENT CORROSION FROM OCCURRING. FSD_LFHC 3.5.9 ABOVEGROUND STORAGE TANKS EXPOSED TO VEHICULAR TRAFFIC SHALL BE PROTECTED FROM IMPACT BY [A] DESIGN IN ACCORDANCE WITH AN APPROVED STANDARD, OR [B] POSTS OR GUARD RAILS WHICH ARE LOCATED AT LEAST 1 METRE AWAY FROM THE TANKS. FSD_LFHC 1.1.8 EVERY RETAIL OUTLET, MARINA, PRIVATE OUTLET AND BULK PLANT AND EVERY VEHICLE SHALL BE MAINTAINED IN A SAFE OPERATING CONDITION BY THE OWNER OR OPERATOR AND SHALL BE OPERATED SAFELY. ANY DEFECTIVE EQUIPMENT OR COMPONENT SHALL BE REPAIRED OR REPLACED. HOSE JOINER LEAKING MUST BE CHANGED AND CLEANED UP. FSD_LFHC 3.2.1.3 ABOVEGROUND STORAGE TANKS SHALL REST ON THE GROUND, ON FOUNDATIONS OR ON SUPPORTS DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE OR THE ONTARIO BUILDING CODE. LFHC 3.2.3.1 Aboveground storage tanks shall be permanently marked to identify the product they contain, on at least two sides, in a size to ensure clear legibility from at least 4.5 metres or from outside a dike, whichever distance is greater. LFHC 6.1.1.15 Dispensing of product at a facility shall be by pumping and the dispensing equipment shall be located not less than, a. 3 metres from a property line; b. 3 metres from any highway as defined in the Highway Traffic Act; c. 4.5 metres from any opening in a building, d. 1 metre from a building; and e. 7.5 metres from any fixed source of ignition. | REG. MAIL | Jul 25, 2004 |

INSPECTION NOTE: ON SITE RE COMPLAINT INSPECTORS INSTRUCTIONS ISSUED. WHEN COMPLETE FAX SIGNED FORM TO 647-864-2222 BY COMPLIANCE DATE FAILURE TO DO SO COULD INCUR FURTHER CHARGES.

| | | | |
|------------------------------|------------------------------|----------------------------------|------------------------------|
| 13 Total Time 2.75 | 14 Travel Time 0.5 | 15 Billable Hours 2.75 | 16 Additional Charges |
|------------------------------|------------------------------|----------------------------------|------------------------------|

Voluntary Compliance Option* - Eligible? Yes No

*Please, refer to guidelines

I hereby confirm that all the Inspector's orders, appearing on this inspection report have been completed.

Print Name REG. MAIL Client Signature _____

David Norman

Inspector

As a not-for-profit regulatory authority, TSSA operates on a cost recovery basis. An invoice will be issued for this activity.

Putting Public Safety First

(Note: This is not an invoice)



TECHNICAL STANDARDS and
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Toronto, Ontario M8X 2X4
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Fuel Safety Inspection Report

1 Report Number:

2 File Number:

Technical Standards and Safety Act, 2000

| | | | |
|---|---|--------------------------------------|--|
| 3 Location Address 3091 ALBION RD. N OTTAWA, ONTARIO KIV-9V9 | 4 License/Serial Number | 5 Job Type Inspection (FS) | 6 Inspection Date Jun 25, 2004 |
| 7 Facility Type | | | |
| 8 Client P M L CONSTRUCTION 3091 ALBION RD. N OTTAWA, ONTARIO KIV-9V9 | The Facility/Equipment is inspected in accordance with Ontario's Technical Standards & Safety Act and the appropriate regulations and codes. When an Inspector's order is issued, time limits for compliance reflect the severity of the violation and serve to avoid disruption of service. In the interim period the recipient must ensure that additional precautions are taken for safe use. | | |

613-284-8296 BY COMPLIANCE DATE FAILURE TO DO SO COULD INCUR FURTHER CHARGES.

* Note: This report is eligible for the Voluntary Compliance option. Should you choose to exercise it, please adhere to the following procedure:

1. All Inspectors orders appearing on the inspection report must be complied with.
2. The recipient must complete the Voluntary Compliance Option box. After complying with the above conditions, this inspection report must be returned directly to TSSA head office via fax or mail, by the last compliance date appearing on the inspection report.
3. Should TSSA fail to receive the Voluntary Compliance Form by the compliance date, an inspector will re-inspect and bill at double our normal rate.

For more information please contact TSSA at the number above or toll-free at 1-877-682-8772. It is an offence to knowingly make a false statement or to furnish false information under the Act, the Regulations or a Ministers order. (Technical Standards and Safety Act, 2000; Sect 37)

| | | | |
|------------------------------|------------------------------|----------------------------------|------------------------------|
| 13 Total Time 2.75 | 14 Travel Time 0.5 | 15 Billable Hours 2.75 | 16 Additional Charges |
|------------------------------|------------------------------|----------------------------------|------------------------------|

Voluntary Compliance Option* - Eligible? Yes No

*Please, refer to guidelines

I hereby confirm that all the Inspector's orders, appearing on this inspection report have been completed.

Print Name REG. MAIL

Client Signature _____

David Norman
Inspector

As a not-for-profit regulatory authority, TSSA operates on a cost recovery basis. An invoice will be issued for this activity.

Putting Public Safety First

(Note: This is not an invoice)

Perform Periodic Inspection (FS) for Job 009379983-002 (D030428)

Description: **D030428 Private Fuel Ou 28**

Status: **Complete by EMPLOYEF**

Assigned To: **CONV**

Outcome: **Inspection Complete**

Assignments

Schedule

Scheduled Start:

Scheduled Complete:

Actual Start:

Actual Complete:

Reports

| Details | Deficiencies | Time | Documents | Comments | O/S Orders | Resolved/Orders | Create Def |
|------------------------|-----------------|-----------------------|--------------------------|---|------------|-----------------|------------|
| Note Type | Last Updated By | On | Locked | Note | | | |
| FS Deficiency Resolved | FORMER EMPLOYEE | Nov 29, 1995 00:00:00 | <input type="checkbox"/> | GASOLINE REVISED REGULATION 521/93 Section# 05.23 | | | |
| FS Deficiency Resolved | FORMER EMPLOYEE | Nov 29, 1995 00:00:00 | <input type="checkbox"/> | GASOLINE REVISED REGULATION 521/93 Section# 05.41 | | | |
| FS Deficiency Resolved | FORMER EMPLOYEE | Nov 29, 1995 00:00:00 | <input type="checkbox"/> | GASOLINE REVISED REGULATION 521/93 Section# 04.5 | | | |
| FS Deficiency Resolved | FORMER EMPLOYEE | Nov 29, 1995 00:00:00 | <input type="checkbox"/> | GASOLINE REVISED REGULATION 521/93 Section# 05.20(e) 0- | | | |

00548867



Ministry of Consumer and Commercial Relations

Ministère de la Consommation et du Commerce

Technical Standards Division

Division des normes techniques

Inspection and Enforcement Branch

Direction de l'inspection et de l'application des mesures législatives

Inspector's Report / Rapport de l'inspecteur/inspectrice Part A/Partie A

Report #/N° de rapport : D- 30428

Location Inspected/Lieu inspecté: NATIONAL CAPITAL COMMISSION, Address/Adresse: 3091 AUBURN RD., City/town/Ville: OTTAWA, Postal Code/Code postal: N/A, Tel.No./N° de tél.: 234 5561, Operator's Name/Nom de la personne responsable: MICHEL LAFONTAINE, Licence #/N° de permis: 000104 8765

Owner's Name / Nom du/de la propriétaire: N.C.C., Address/Adresse: 202-40 ELGIN, City/town/Ville: OTTAWA, Postal Code/Code postal: K1P 1C7, Tel.No. /N° de tél.: 259 5718, Fuel Supplier/Fournisseur de combustible: STINSON, City/Ville: OTTAWA

Contractor/Entrepreneur: Registration #/N° d'inscription

Table with 8 columns: OPERATION/ACTIVITÉ, SUB TYPE/SOUS-TYPE, LOC TYPE/TYPE DE LIEU, POP DENS/DENS. DE POP., FUEL/COMBUSTIBLE, CLASS/CATÉGORIE, REASON/RAISON, TRIGGER/MOTIVÉ PAR. Includes rows for ACTION/MESURES PRISES, DAMAGE/DOMMAGES, FIELD 1/DOMAINE 1.

Comments/Remarques

Equipment/Appliance/Component / Matériel/Appareil/Composant. Fields: Type/Type, Description/Description, Manufacturer/Fabricant, Model/Modèle, Material/Matériel, Corrosion Protection/Protection contre la corrosion, Fuel Input Rating/Débit de combustible, Capacity/Capacité, Installation Date/Date d'installation, Manufacture Date/Date de fabrication, Supply Pressure/Pression d'alimentation, Manifold Pressure/Pression d'admission.

RECEIVED DEC 07 1995 Technical Standards Division

Equipment/Appliance/Component / Matériel/Appareil/Composant. Fields: Type/Type, Description/Description, Manufacturer/Fabricant, Model/Modèle, Serial #/N° de série, Material/Matériel, Corrosion Protection/Protection contre la corrosion, Fuel Input Rating/Débit de combustible, Capacity/Capacité, Installation Date/Date d'installation, Manufacture Date/Date de fabrication, Supply Pressure/Pression d'alimentation, Manifold Pressure/Pression d'admission.

Client's Signature / Signature du client/de la cliente, Inspector's Name / Nom de l'inspecteur/inspectrice, Badge #/N° d'insigne, Date of Inspection / Date de l'inspection: YIA M/M D/J 5/11/99

0054 8867



Ontario Ministry of Consumer and Commercial Relations
Ministère de la Consommation et du Commerce

Technical Standards Division
Division des normes techniques

Inspection and Enforcement Branch
Direction de l'inspection et de l'application des mesures législatives

Inspector's Instructions/Orders
Directives et ordres de l'inspecteur/inspectrice
Part B/Partie B

Report #/N° de rapport :

D 30428

Date : 1995 11 24
Y/A MM D/J

Location Address (No RR's)
Adresse du lieu inspecté (pas de RR) 3091 ALBION RD., OTTAWA

Issued To/Délicivré à DAN BASTIEN Position/Fonction MANAGER FLEET SUPPORT

Mailing Address/Adresse postale

Your attention is required pursuant to:
Ces ordres ou directives vous sont donnés en vertu : Act de la Loi G.I.A. Regulation du Règlement S21/93

Licence # N° de permis 0001048765 Expiry/Expiration N/A Registration # N° d'inscription Certificate # N° de certificat Expiry/Expiration

| | | | | | |
|-------------------|-----------------------|----------------|---------------------|--------------------|---------------------------|
| CALL/INTERVENTION | ACTION/MESURES PRISES | DURATION/DURÉE | BILLABLE/À FACTURER | TRAVEL/DÉPLACEMENT | BILL Y/N / FACTURER (O/N) |
|-------------------|-----------------------|----------------|---------------------|--------------------|---------------------------|

| Order #/ N° de l'ordre | Section/ Article | You are hereby instructed to correct the following infraction(s)/ Vous devez rectifier l'infraction ou les infractions suivantes. | Compliance Date/ Date limite d'exécution |
|---------------------------|---------------------|--|---|
| 1. | S(20)(e) 4(S) | INSTALL PROPERLY FITTED COVERS ON THE FILL PIPE ENCLOSURES AND MAINTAIN THE ENCLOSURES FREE OF WATER AND SNOW AND DEBRIS | DEC 15/95 |
| 2 | S(23) | AFFIX PRODUCT ID TAGS TO FILL PIPES | DEC 15/95 |
| 3 | S(41) | REMOVE WATER FROM BANK GASOLINE TANK | DEC 15/95 |
| A | 4(S) | CALIBRATE WATER LEVEL SENSING DEVICE IN DIESEL TANK. | DEC 15/95 |

Ottawa
15
1995

Received By: (print) DANIEL BASTIEN
Reçu par : (en lettres moulées) DANIEL BASTIEN

Position/Fonction : MANAGER, FLEET SUPPORT, SRVS
Signature : Dan Bastien

Inspector: (print) _____
Inspecteur(trice) : (en lettres moulées) _____

Signature : _____
Inspector's Badge#: _____
N° d'insigne de l'inspecteur(trice) : _____

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Daniel J. Arnott,
P.Eng.

POSITION

Environmental Engineer

EDUCATION

University of Waterloo, B.A.Sc., 2008
Honours Environmental Engineering

MEMBERSHIPS

Professional Engineers of Ontario
International Association of Hydrogeologists, Canadian National Chapter
Ottawa Geotechnical Group

EXPERIENCE

2010 to Present:

Paterson Group Inc.

Consulting Engineers – Ottawa, ON
Geotechnical and Environmental Division
Environmental Engineer

2006 (Co-operative Work Terms), 2008 to 2010

Jagger Hims Limited (acquired by GENIVAR in 2009, now WSP Services)

Environmental Consulting Engineers – Collingwood and Ottawa, ON
Project Manager – Environment and Hydrogeology

2007 (Co-operative Work Term)

SNC-Lavalin Environment Inc. (formerly Aqua Terre Solutions Inc.)

Environmental Consulting Engineers – Calgary, AB
Field Technician – Environmental Division

SELECT LIST OF PROJECTS

Remediation supervision and RSC application – Cotton Mill development, Cornwall, ON
Remediation supervision – former bulk fuel terminal, Hunt Club Road, Ottawa, ON
Remediation and supervision – high-rise development, Elgin Street, Ottawa, ON
Groundwater monitoring reports – existing landfill site, Mattawa, ON
Hydrogeological testing - LRT project, Ottawa, Ontario
Permit To Take Water application - Lansdowne Park redevelopment, Ottawa, ON
Soil vapour sampling program – commercial site, Ottawa, ON
Phase I & II ESA and remediation supervision – former rail lands, Ottawa, ON
Groundwater monitoring and construction inspection – landfill site, Elmvale, ON
Monitoring and sampling at active and closed landfill sites – Niagara Region, ON
Groundwater monitoring program, Sir Adam Beck 3 Tunnel – Niagara Falls, ON
Phase II ESA and assessment of remedial alternatives – Morrisburg, ON
Hydrogeological Study – proposed quarry expansion, Duntroon, ON
Pump tests and packer testing, proposed quarry – Dufferin County, ON

Phase I and II ESAs – various locations, Alberta and eastern Ontario
Soil and groundwater remediation programs – various locations, Alberta and Ontario
Permits To Take Water – various locations, eastern and southwestern Ontario
Aggregate Inventory and Hydrogeological Studies – various locations, northern Ontario
Transportation Environmental Study Reports - various projects throughout Ontario

Environmental
Engineering

Geotechnical
Engineering

Materials Testing
Quality Control

Building Sciences

Hydrogeology

Archaeological
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
Consulting 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

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

**Archaeological
Services**

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Rideau Centre Expansion project - Ottawa
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Investigation and Remediation – Cotton Mill Redevelopment, Cornwall
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
Assessment and Remediation - North Bay Airport
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
PWGSC Building – 90 Elgin Street - Ottawa
Remediation Program - Ottawa Train Yards
MHLH Facility – CFB Petawawa
Ottawa Congress Centre
Lansdowne Park Redevelopment - Ottawa