

Geotechnical
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Building Science

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Phase I Environmental Site Assessment

8228 and 8234 Victoria Street
Ottawa (Metcalf), Ontario

Prepared For

Phoenicia Development

July 4, 2016

Report: PE3825-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Phoenicia Development to conduct a Phase I Environmental Site Assessment (ESA) of the properties addressed as 8228 and 8234 Victoria Street, 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.

The subject site is currently a vacant commercial building with paved asphalt parking areas. One PCA, a small engine repair shop, was identified approximately 50 m to the south of the subject site however, it is not considered to have the potential to impact the subject site. Based on the separation distance the PCA is not considered to represent an area of potential environmental concern (APECs) to the subject site.

During the geotechnical investigation, fill material containing some concrete and brick (construction debris) was encountered in several test pits. It is expected that this material will be removed during redevelopment. Since this material will be classified as construction/demolition waste, further characterization is not necessary.

Following the historical research, a site visit was conducted to assess the subject site and Phase I ESA study area. The site visit did not identify any additional PCAs, and therefore, no APECs with respect to the subject site.

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

Recommendation

It is our understanding that the subject property is to be redeveloped. As part of redevelopment of the property, the existing commercial property will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Phoenicia Development (Phoenicia), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 8228 and 8234 Victoria Street, in the City of Ottawa (Metcalfe), 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. Frank Ishraki of Phoenicia. Phoenicia's offices are located 4100 Albion Road, Ottawa, Ontario. Mr. Ishraki can be reached by telephone at (613) 979 - 3131.

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: 8228 and 8234 Victoria Street, Ottawa (Metcalf), Ontario.

Legal Description: Lot 2 South Side Victoria Street and East Side Albert St Plan 5 Osgoode, Part Lot 3 South Side Victoria Street and East Side Albert Street Plan 5 as in N709081 and Lot 1 South Side Victoria Street and East Side Albert Street Plan 5 Osgoode, in the City of Ottawa, Ontario.

Property Identification Number: 04310-0133 and 04310-0134.

Location: The subject site is located at the southeast corner of Victoria Street and 8th Line Road, in the Village of Metcalfe.

Latitude and Longitude: 45° 14' 08" N, 75° 28' 20" W;

Site Description:

Configuration: Rectangular.

Site Area: 0.20 hectares.

Zoning: VM – Village Mixed Use Zone.

Current Use: The subject site is occupied by a vacant commercial building with parking and landscaped areas.

Services: The subject site is located in an area with private water and septic services.

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 the chain of title and fire insurance plans, the first developed use of the subject site is prior to 1889. At this time, a commercial building occupied the property. The chain of title search indicates that the property was owned by private individuals until 1999, when it was sold by power of sale. Since then various companies and individuals have owned the property.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1889 and 1908 were reviewed for the area of the subject site. The subject site is occupied by a 1 ½ storey building and associated barns, addressed as 42 Victoria Street.

The FIPs did not identify any Potentially Contaminating Activities within the Phase I study area.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1990 (the first listing for the study area) to 2011 as part of the Phase I ESA.

Based on the directories, the subject site is initially listed in 2000 as Metcalfe General Store and subsequently as the Metcalfe Music Room in 2011.

The city directories did not identify any Potentially Contaminating Activities within the Phase I study area.

Chain of Title

Paterson has requisitioned a title search for the subject property from Read Abstracts Ltd. of Ottawa, Ontario. Based on the results of the chain of title search

the property was owned by private individuals until approximately 1999 when the property was sold using power of sale. Since that time various companies and individuals have owned the property. The current owner is 1847389 Ontario Limited.

Current Plan of Survey

A current Test Hole Location Plan was reviewed as a part of this assessment. The Test Hole Location Plan for the subject site consists of a topographical plan prepared Paterson for the purposes of a hydrogeological assessment. The survey plan 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 June 1, 2016. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

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 (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 issuance of this report, the MOECC search results had not been received. A copy of the response will be forwarded to Phoenicia if it contains any pertinent information

MOECC 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.

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 issuance of this report, the MOECC search results had not been received. A copy of the response will be forwarded to Phoenixia once it has been received, along with an addendum letter to this report, if it contains any pertinent information

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 issuance of this report, the MOECC search results had not been received. A copy of the response will be forwarded to Phoenixia if it contains any pertinent information

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. At the time of issuance of this report, the MOECC search results had not been received. A copy of the response will be forwarded to Phoenixia if it contains any pertinent information.

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 the subject site or surrounding properties.

MOECC 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. 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 June 1, 2016. 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 June 3, 2016 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records for the subject site or surrounding properties were identified with the TSSA search. 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 former landfill sites were identified within the Phase I study area.

City of Ottawa Historical Land Use Inventory

A requisition was sent to the City of Ottawa on June 7, 2016, to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. The HLUI search returned two (2) records for properties within the Phase I ESA area. One record was for a hardware store, located at 8227 Victoria Street and the other for a septic pumping service, located at 8241 Victoria Street. Based on the nature of the records identified the operations are not expected to pose an environmental concern to the subject site.

Previous Engineering Reports

The following reports were reviewed as part of the assessment:

- ❑ ‘Potable Water Supply Assessment, Proposed Commercial Building, 8228 Victoria Street, Metcalfe, Ontario’, prepared by Paterson, dated May 10, 2016.

This report details a water supply assessment for the subject property, including the drilling of a new drinking water well on the subject site. After the pump test for the new well, a water sample was submitted for various analytical parameters, including petroleum hydrocarbons (PHCs) and volatile organic compounds

(VOCs). No PHCs or VOCs were detected in the groundwater samples submitted for analysis.

- ❑ 'Geotechnical Investigation, Proposed Commercial Building, 8228 Victoria Street, Ottawa (Metcalf), Ontario', prepared by Paterson, dated May 4, 2016.

Paterson completed a geotechnical investigation on the subject site for the proposed development. Five (5) test pits were excavated as part of the investigation. Fill material containing some construction debris (wood, concrete, masonry, etc) was identified in three of the test pits. This fill is not considered to pose a concern to the property, how if this fill material has to be removed for construction purposes, it will likely have to be disposed of as construction waste.

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 existing building appears to have been built on the subject site. Adjacent properties have been developed with residential and commercial buildings. The majority of the surrounding area appears to be used as farmland. |
| 1956 | No significant changes appear to have been made to the subject site or surrounding properties. |
| 1969 | No significant changes have been made to the subject site or surrounding properties. |
| 1975 | No significant changes have been made to the subject site or surrounding properties. |
| 1987 | No significant changes have been made to the subject site or surrounding properties. |
| 2002 | No significant changes have been made to the subject site or surrounding properties. |
| 2008 | (City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties. |

2014 (City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.

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

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website, the City of Ottawa website, and the topographic plan prepared by Paterson for the subject site. The topographic maps indicate that the elevation of the subject site is approximately 85 m ASL, and that the regional topography in the general area of the site slopes gradually downward to the northwest. According to the maps, the nearest water body is the Middle Castor River, located approximately 75 m to the west of the site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as “clay plains interrupted by ridges of rock or sand”. Mapping shows the subject site as situated in an area of rock ridges.

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 dolomite of the Oxford Formation. Overburden consists of glacial till, with a drift thickness on the order of 3 - 5 m.

These findings are generally consistent with site-specific data from the previous geotechnical and hydrogeology investigations.

Water Well Records

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on June 1, 2016. The search returned in excess of 150 well records for the Phase I ESA study area. One well record for the new drinking water well installed during the potable water supply assessment was identified during the records search. No well record for the existing drinking water well was identified during the records search. No monitoring well records were identified during a review of the well records. The well records are not attached for the sake of brevity.

Water Bodies and Areas of Natural Significance

A branch of the Middle Castor River was identified in the Phase I study area, approximately 75 m to the west of the subject site.. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Frank Ishraki of Phoenicia Development was interviewed as part of this assessment. Mr. Ishraki was aware of Paterson's previous work at the subject site and did not identify any environmental concerns with respect to the subject site. Mr. Ishraki indicated that the property had very recently undergone complete renovations, however the work was stopped due to permit issues. The information obtained in the interview with Mr. Ishraki 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 assessment was conducted June 7, 2016. Weather conditions were overcast, with a temperature of approximately 15° C. Mr. Michael Beaudoin from the Environmental Department of Paterson Group conducted the site visit. 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

The subject site is currently occupied by a vacant commercial building. No other buildings or structures are present on the subject site.

Underground Utilities

The subject site is located in an area with private drinking water and septic systems. Two (2) drinking water wells and a Class 5 (sewage holding tank) are present on the subject site. No underground utilities other than those associated with the wells and septic system were identified on the subject site.

Site Features

The subject site is occupied a vacant commercial building. Site drainage consists of sheet flow to catch basins along 8th Line Road and infiltration in vegetated areas. No areas of stained soil, vegetation, or pavement, stressed vegetation, or grading were observed on-site.

Two (2) drinking water wells were observed on the subject site. No evidence of current or former railway or spur lines on the subject property were observed at the time of the site inspection. There were no unidentified substances observed on 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 - Victoria Street, followed by residential properties;
- ☐ South - Residential, followed by a small engine repair shop and institutional properties;
- ☐ East - Residential properties;
- ☐ West - 8th Line Road, followed by commercial properties;

The presence of the small engine repair shop within the Phase I study area is considered to represent a Potentially Contaminating Activity; however, given the separation distance, it is not considered to represent an Area of Potential Environmental Concern with respect to the subject site. Property use within the Phase I study area is shown on Drawing PE3825-2 - Surrounding Land Use Plan.

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 associated potentially contaminating activities dating back to the first developed use of the site.

| Table 1 - Land Use History –8228 and 8234 Victoria Street | | | |
|--|-----------------|---|---|
| Time Period | Land Use | Potentially Contaminating Activities | Areas of Potential Environmental Concern |
| Prior to 1889 | Commercial | None | None |
| 1889-present | Commercial | None | None |

The building on the subject site has been vacant for a number of years, however the last known land use was commercial (music store).

Potentially Contaminating Activities

As stated in the above table, no Potentially Contaminating Activities were identified during the review of the land use history of the subject site. One Potentially Contaminating Activity was identified within the Phase I study area, however, based on the separation distance from the subject site, the PCA is not considered to represent an Area of Potential Environmental Concern.

Areas of Potential Environmental Concern

The potentially contaminating activity in the area of the subject site is not considered to represent an area of potential environmental concern with respect to the subject site.

Contaminants of Potential Concern

There are no Areas of Potential Environmental Concern present at the subject site, as such there are no contaminants of potential concern.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area with glacial till overburden. Based on the results of previous investigations at the site, bedrock is located approximately 4 m below grade, with a perched groundwater table located in the overburden.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Concern were identified for the subject site.

Existing Buildings and Structures

The subject site is currently occupied by a vacant commercial building with associated parking areas, as outlined in Section 6.2 of this report.

Water Bodies

There are no water bodies on the subject site. The closest water body the Middle Castor River is located approximately 75 m to the west 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

There are two (2) drinking water wells present on the subject site. Based on a well records search there are over 150 drinking water wells within the Phase I ESA study area. No monitoring well records were identified during the well records search.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential, commercial, and institutional.

Areas of Potentially Contaminating Activities and Potential Environmental Concerns

As per Section 7.1 of this report, no Potentially Contaminating Activities were identified on the subject site. Potentially Contaminating Activities within the Phase I study area are not considered to represent APECs based on their locations.

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 which have the potential to have impacted the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, 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 Phoenicia Development to conduct a Phase I Environmental Site Assessment (ESA) of the properties addressed as 8228 and 8234 Victoria Street, 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.

The subject site is currently a vacant commercial building with paved asphalt parking areas. One PCA, a small engine repair shop, was identified approximately 50 m to the south of the subject site however, it is not considered to have the potential to impact the subject site. Based on the separation distance the PCA is not considered to represent an area of potential environmental concern (APECs) to the subject site.

During the geotechnical investigation, fill material containing some concrete and brick (construction debris) was encountered in several test pits. It is expected that this material will be removed during redevelopment. Since this material will be classified as construction/demolition waste, further characterization is not necessary.

Following the historical research, a site visit was conducted to assess the subject site and Phase I ESA study area. The site visit did not identify any additional PCAs, and therefore, no APECs with respect to the subject site.

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

Recommendation

It is our understanding that the subject property is to be redeveloped. As part of redevelopment of the property, the existing commercial property will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

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 Phoenicia Development. Permission and notification from Phoenicia Development and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Michael Beaudoin, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Phoenicia Development (6 copies)
- Paterson Group (1 copy)

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.
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.
The City of Ottawa Historical Land Use Inventory.
The City of Ottawa eMap website.

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3825-1 – SITE PLAN

DRAWING PE3825-2 – SURROUNDING LAND USE PLAN



FIGURE 1
KEY PLAN

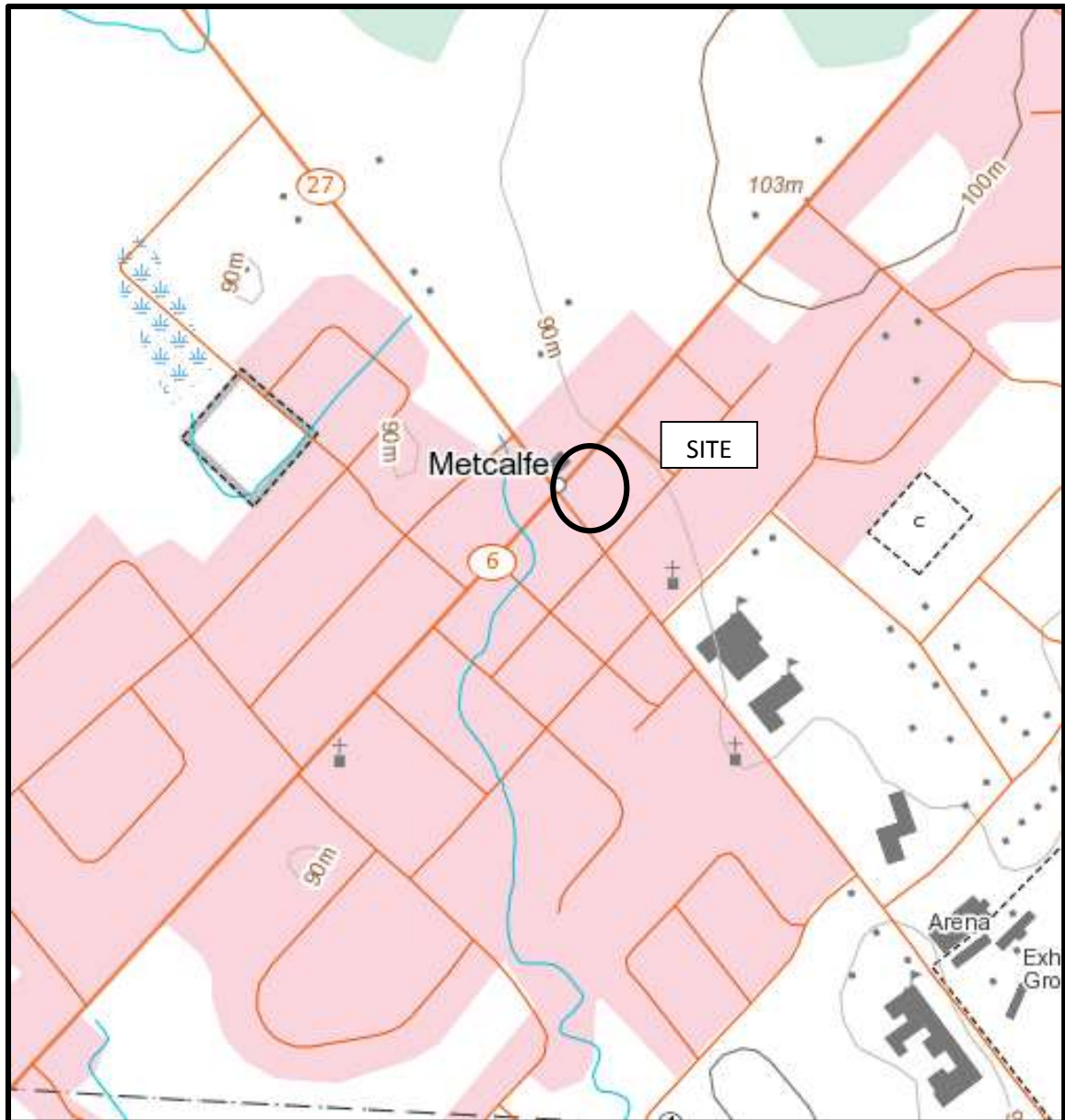
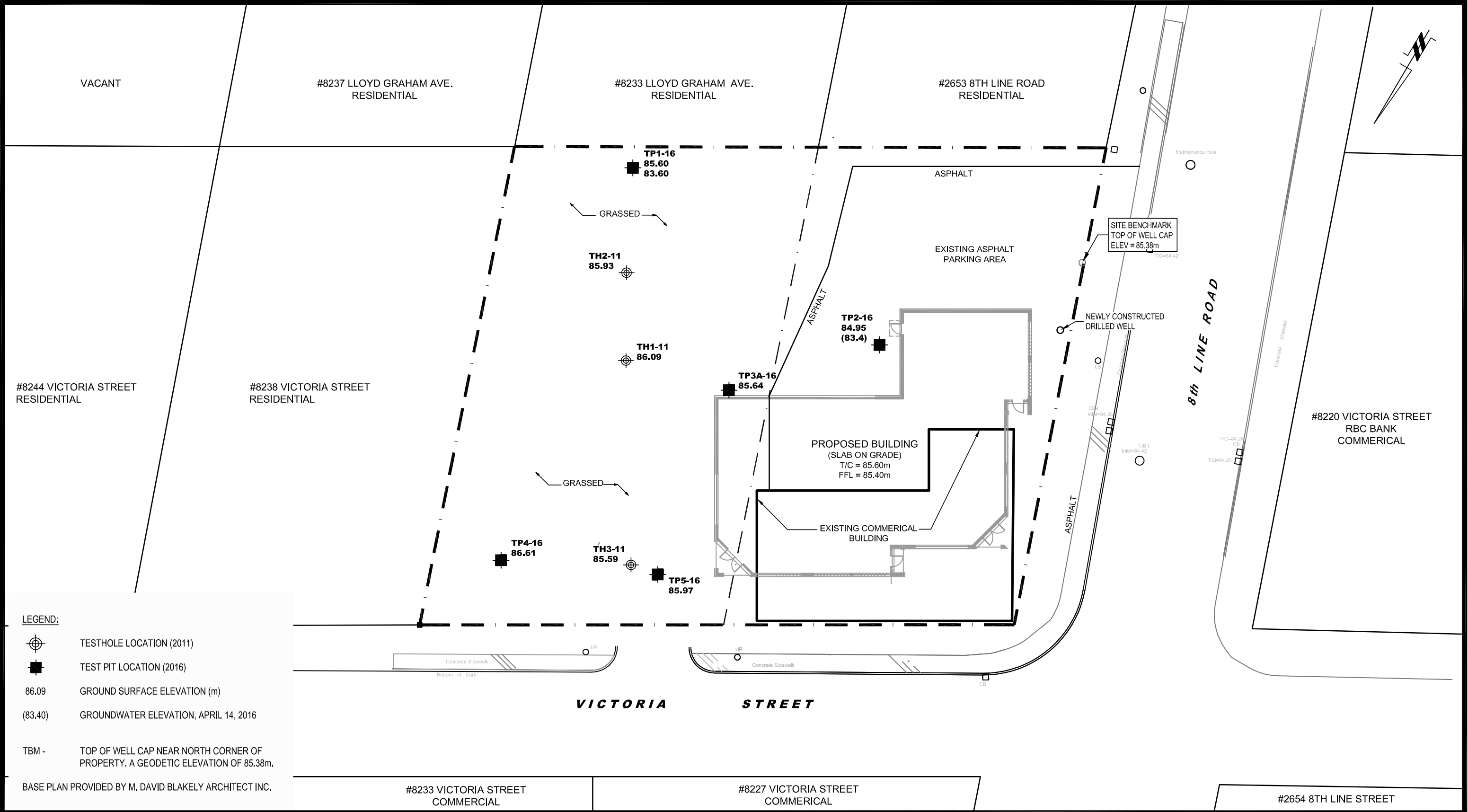


FIGURE 2
TOPOGRAPHIC MAP



LEGEND:

- TESTHOLE LOCATION (2011)
- TEST PIT LOCATION (2016)
- 86.09 GROUND SURFACE ELEVATION (m)
- (83.40) GROUNDWATER ELEVATION, APRIL 14, 2016
- TBM - TOP OF WELL CAP NEAR NORTH CORNER OF PROPERTY. A GEODETIC ELEVATION OF 85.38m.

BASE PLAN PROVIDED BY M. DAVID BLAKELY ARCHITECT INC.

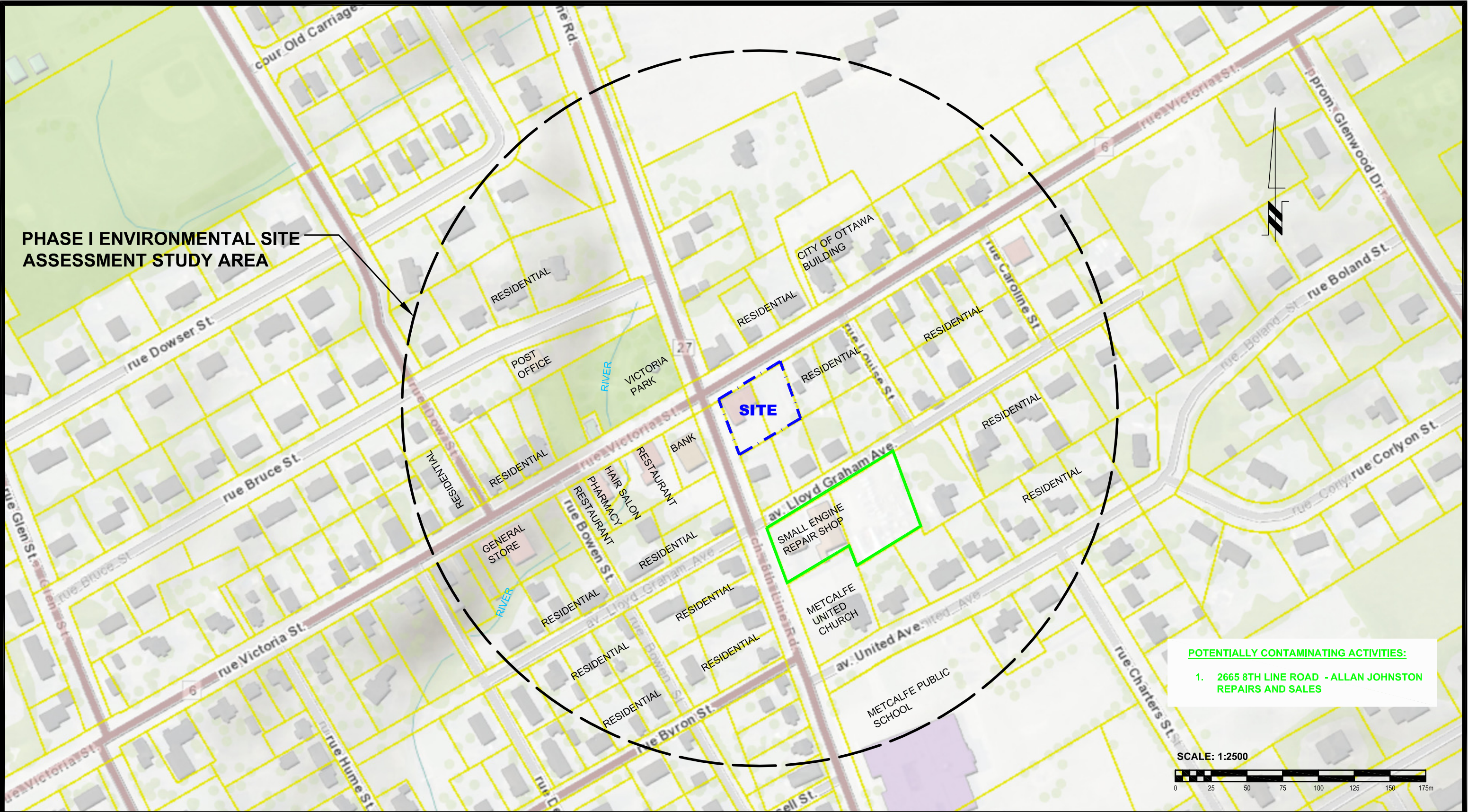
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| NO. | REVISIONS | DATE | INITIAL |

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| PHOENICIA DEVELOPMENT PHASE I - ENVIRONMENTAL SITE ASSESSMENT 8228 & 8234 VICTORIA STREET SITE PLAN | | | |

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|--------------|-------|---------------|----------|
| Scale: | 1:300 | Date: | 06/2016 |
| Drawn by: | RG | Report No.: | PE3825-1 |
| Checked by: | MB | Dwg. No.: | PE3825-1 |
| Approved by: | MSD | Revision No.: | |



PHASE I ENVIRONMENTAL SITE
ASSESSMENT STUDY AREA

SITE

POTENTIALLY CONTAMINATING ACTIVITIES:

- 2665 8TH LINE ROAD - ALLAN JOHNSTON
REPAIRS AND SALES

SCALE: 1:2500



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Tel: (613) 226-7381 Fax: (613) 226-6344

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OTTAWA,
Title:

PHOENICIA DEVELOPMENTS
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
8228 & 8234 VICTORIA STREET

ONTARIO

SURROUNDING LAND USE PLAN

Scale:
1:2500

Drawn by:
RG

Checked by:
MB

Approved by:
MSD

Date:
06/2016

Report No.:
PE3825-1

Dwg. No.:
PE3825-2

Revision No.:
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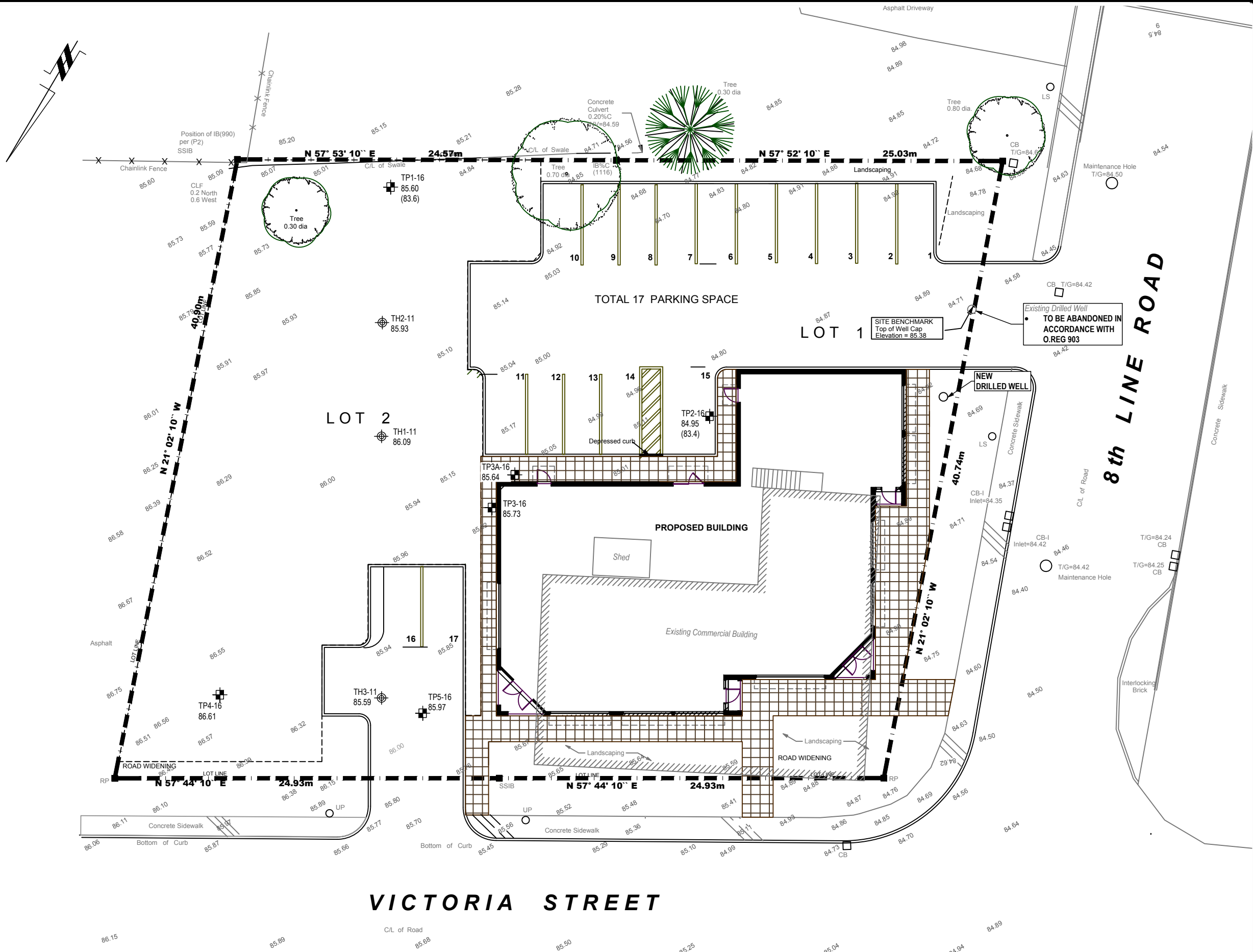
APPENDIX 1

CURRENT TOPOGRAPHIC PLAN

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

CHAIN OF TITLE



| LEGEND: | |
|-----------------------------------|--------------------------------------|
| | Test Pit Location 2016 Works |
| | Hand Auger Location 2011 works |
| x 84.72 | Existing Ground Surface Elev. (m) |
| x 100.60 | Proposed Ground Surface Elev. (m) |
| (99.9) | Groundwater Elevation April 14, 2016 |
| MFL | Main Floor Level |
| BFL | Basement Floor Level |
| T/C | Top of Foundation Wall |
| GFL | Garage Floor Level |
| USF | Underside of Footing |
| | Surficial Flow Direction |
| Final Grading: 2%Min., 7% Max. or | |
| | Terrace Grade 3H:1V Max. |
| | Existing Structure |
| | Proposed Structure |
| | Existing Tree |

| BENCHMARK INFORMATION: | |
|--|--|
| TBM: Top of Well Cap at Front Property Line of Subject Property | |
| Approximate Geodetic Elevation = 85.38m | |
| REFERENCE: | |
| Base plan and topographic information obtained from Site Plan provided by A.Dagenais & Associates. | |

| 31/03/16 | Issued With Report No. PH2948-LET.01 | 0 |
|----------|--------------------------------------|------|
| DD/MM/YY | DESCRIPTION | REV. |

Consultant:

patersongroup
consulting engineers

Client:

PHOENICIA DEVELOPMENT

Project:

PROPOSED COMMERCIAL BUILDING

**8228 VICTORIA STREET
OTTAWA (METCALFE), ONTARIO**

Drawing:

TEST HOLE LOCATION PLAN

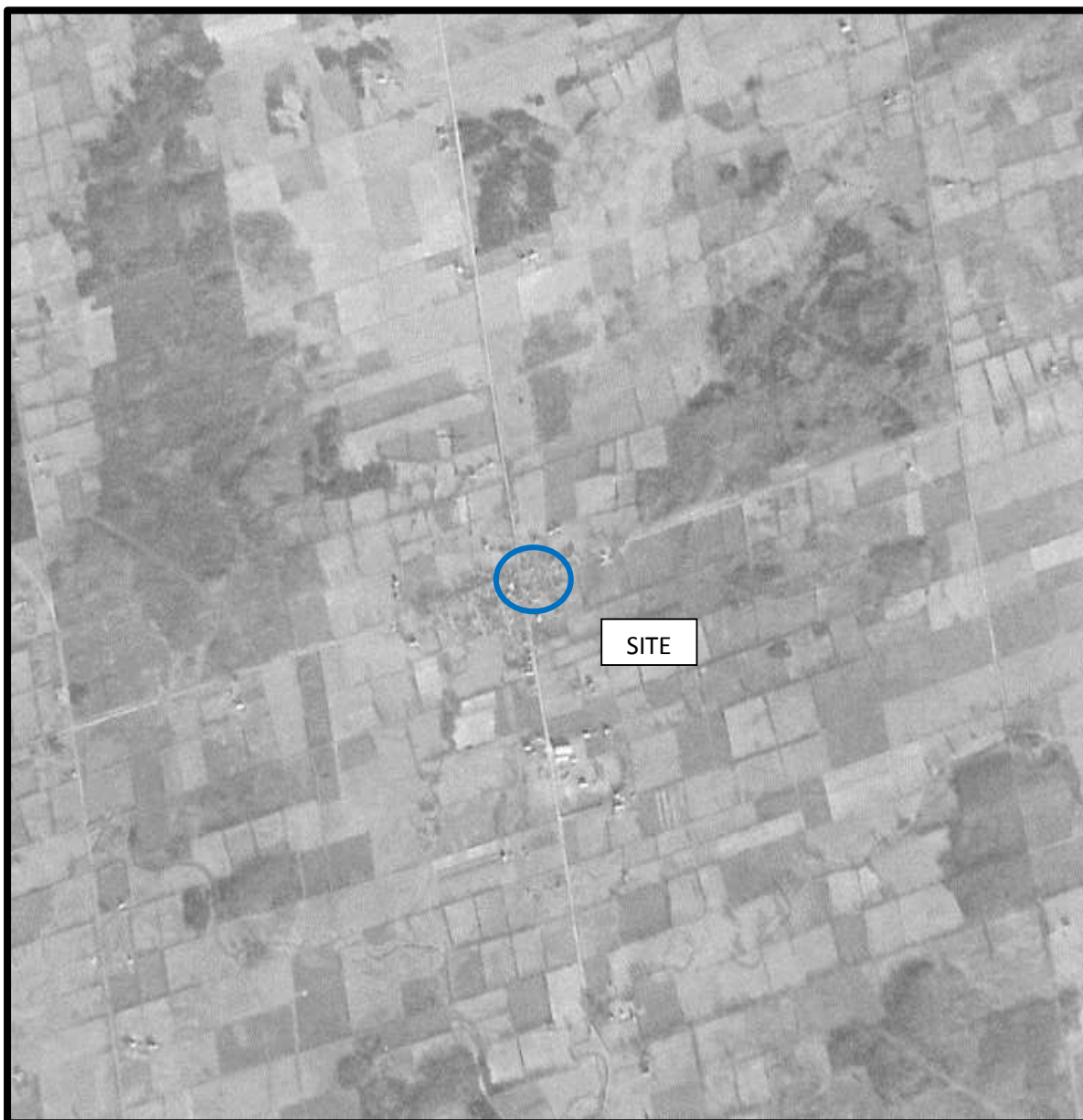
| | | | |
|--------|---------|-------------|-----|
| Scale: | 1:250 | Drawn by: | JB |
| Date: | 03/2016 | Checked by: | AVS |

Drawing No.:

PH2948-1



AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1956



AERIAL PHOTOGRAPH
1969



AERIAL PHOTOGRAPH
1975



AERIAL PHOTOGRAPH
1987



AERIAL PHOTOGRAPH
2002

Site Photographs

PE3825

8228 and 8234 Victoria Street, Ottawa, Ontario

June 7, 2016



Photograph 1: Drinking water wells installed on the subject site.



Photograph 2: Front of the subject building, looking east along Victoria Street.

Site Photographs

PE3825

8228 and 8234 Victoria Street, Ottawa, Ontario

June 7, 2016



Photograph 3: Interior of eastern portion of the building. .



Photograph 4: Interior of the western portion of the building.

Site Photographs

PE3825

8228 and 8234 Victoria Street, Ottawa, Ontario

June 7, 2016



Photograph 5: View to the northwest, across the Victoria Street and 8th Line Road intersection.



Photograph 6: Looking south along 8th Line Road. Both drinking water wells are visible along the western property line.



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

June 2, 2016

Patersongroup

Attn: Michael Beaudoin

BRIEF DESCRIPTION OF LAND:

8228 & 8234 Victoria Street, Ottawa

LT 2 S/S VICTORIA ST & E/S ALBERT ST PL 5 OSGOODE; PT LT 3 S/S VICTORIA
ST & E/S ALBERT ST PL 5 OSGOODE AS IN N709081

PIN: 04310-0133 (LT)

LT 1 S/S VICTORIA ST & E/S ALBERT ST PL 5 OSGOODE

PIN: 04310-0134 (LT)

LAST REGISTERED OWNER: 1847389 ONTARIO LTD.

CHAIN OF TITLE:

Lot 1, Plan 5

Deed OS7914 registered October 28, 1903
From Estate of W. Wallace to Alice Mullins

Deed OS8223 registered February 2, 1905
From Alice Mullins to John H. Hanes

Deed OS12621 registered January 20, 1921
From John H. Hanes to Leonard T. Stanley

Deed OS14097 registered May 14, 1926
From Leonard T. Stanley to Everett J. Morris

Deed OS14685 registered February 19, 1929
From Everett J. Morris to Harry D. Craig

Deed OS14897 registered April 8, 1930
From Harry D. Craig to Cyrus N. Latimer

Deed OS15069 registered December 20, 1930
From Cyrus N. Latimer to E. James Murphy

Deed OS15414 registered January 12, 1933
From E. James Murphy to Cyrus N. Latimer

Deed OS16704 registered October 28, 1940
From Cyrus N. Latimer to Laura A. Latimer

Deed OS17287 registered February 11, 1944
From Laura A. Latimer to W. J. Hall

Deed OS18128 registered May 2, 1947
From W. J. Hall to Lloyd C. Jackson

Deed OS19093 registered May 3, 1951
From Lloyd C. Jackson to James I. Millar

Deed OS27497 registered August 15, 1967
From James I. Millar to Donald C. MacLaurin

Deed NS9381 registered April 4, 1978
From Donald C. MacLaurin to Fahd Gebara

Deed LT1234431 registered October 4, 1999
From FAHD GEBARA to GAHD GEBARA LIMITED

Transfer Power of Sale OC102866 registered August 2, 2002
From Royal Bank Of Canada to M.A.R.C.'S LTD.

Deed OC582699 registered April 19, 2006
From M.A.R.C.'S LTD. to Marc Gravelle

Transfer Power of Sale OC1679909 registered May 8, 2015
From Home Trust Company to 1847389 ONTARIO LTD.

Lot 2, Plan 5

Deed RO25893 registered January 15, 1866
From Jacob T. Pringle to A. F. Gault & R. L. Gault

Deed OS1118 registered October 16, 1875
From A. F. Gault and R. L. Gault to Charles Brisson

Deed OS1119 registered October 16, 1875
From Charles Brisson to A. F. Gault

Deed OS3234 registered March 28, 1885
From A. F. Gault to M. M. Castleman

Deed OS5119 registered November 2, 1892
From M. M. Castleman to Alice Kinsella

Deed OS8055 registered May 3, 1894
From Alice Kinsella to Julia A. De Zeuche

Tax Deed OS13468 registered August 25, 1923
From Warden & Treasurer to H. C. Shipman

Deed OS13496 registered October 10, 1923
From Harold C. Shipman to James F. Grant

Tax Deed OS16702 registered October 23, 1940
From Corporation of the County of Carleton to C. Latimer

Deed OS16703 registered October 23, 1940
From C. Latimer to Geo. A. Latimer

Deed OS26689 registered June 15, 1966
From Mabel A. Latimer to Hendrick Luimes

Deed OS27264 registered April 3, 1967
From Hendrick Luimes to Hendrick Luimes, Jantje G. Luimes

Deed CT110275 registered September 10, 1969
From Hendrick Luimes, Jantje G. Luimes to James Christie, Margaret Christie

Deed CT208954 registered April 30, 1975
From Estate of Margaret Christie to Randy E. Guy, Cheryl A. Guy

Deed NS171503 registered December 3, 1982
From Randy E. Guy, Cheryl A. Guy to Denis E. Morand, Penelope T. G. Morand

Deed N381770 registered April 1, 1987
From Denis Morand, Teresa Morand to Clarke George Johnson

Deed N489132 registered June 1, 1989
From Clarke George Johnson to David McDermott, Pierre Joseph Jean McDermott

Deed N709081 registered Nov 15, 1994
From David McDermott, Pierre Joseph Jean McDermott to Ali Fahd Gebara

Deed LT1234433 registered October 4, 1999
From Ali Fahd Gebara to Fahd Gebara Limited

Deed LT1421276 registered August 30, 2001
From Fahd Gebara Limited to Ali Fahd Gebara

Transfer Power of Sale OC1288314 registered September 28, 2011
From Georgette Sayer to Marc Gravelle

Transfer Power of Sale OC1681517 registered May 15, 2015
From 2257024 ONTARIO INC. to Phoenicia Developments Ltd.

Deed OC1768496 registered March 1, 2016
From Phoenicia Developments Ltd. to 1847389 ONTARIO LTD

Lot 3, Plan 5

Deed RO8760 registered July 30, 1855
From James Porter to Hugh McCormick

Deed OS522 registered December 26, 1871
From Hugh McCormick to John Higgins

Deed OS10804 registered August 30, 1911
From Estate of John Higgins to Walter J. Higgins

Deed OS10504 registered April 9, 1913
From Walter J. Higgins to Edward D. Imrie

Deed OS12595 registered December 20, 1920
From Edward D. Imrie to William J. B. Woods

Deed OS16523A registered October 12, 1939
From Estate of William J. W. Woods to Margaret N. Woods

Deed OS21158 registered February 20, 1957
From Donald D. Woods to Donald D. Woods, Muriel H. Woods

Quit Claim Deed NS171504 registered Dec 3, 1982
From Muriel M. Whiteside to Denis E. Morand, Penelope T.G. Morand

Deed N381770 registered April 1, 1987
From Denis Eugene Morand, Teresa Morand to Clarke George Johnson

Deed N489132 registered June 1, 1989
From Clarke George Johnson to David McDermott, Pierre Joseph Jean McDermott

Deed N709081 registered November 15, 1994
From David McDermott, Pierre Joseph Jean McDermott to Ali Fahd Gebara

Deed LT1234433 registered October 4, 1999
From Ali Fahd Gebara to Fahd Gebara Limited

Deed LT1421276 registered August 30, 2001
From Fahd Gebara Limited to Ali Fahd Gebara

Transfer Power of Sale OC1288314 registered September 28, 2011
From Georgette Sayer to Marc Gravelle

Transfer Power of Sale OC1681517 registered May 15, 2015
From 2257024 ONTARIO INC. to Phoenicia Developments Ltd.

Deed OC1768496 registered March 1, 2016
From Phoenicia Developments Ltd. to 1847389 ONTARIO LTD

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

HLUI RESPONSE

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 |
| | | | 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 | |
| Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344 | Your Project/Reference No. PE3825 | Signature/Print /Name of Requester | | |
| Request Parameters | | | | |
| Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 8228 and 8234 Victoria Street, Ottawa (Metcalfe) (adjacent properties, one owner) | | | | |
| Present Property Owner(s) and Date(s) of Ownership Phoenicia Development | | | | |
| Previous Property Owner(s) and Date(s) of Ownership | | | | |
| Present/Previous Tenant(s), (if applicable) Pronto, Main Street Pizza | | | | |
| 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: Ruchi Chohan <rchohan@tssa.org> on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: June-06-16 8:56 AM
To: Michael Beaudoin
Subject: RE: 8228 Victoria Street

Good morning Michael,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@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.

Thank you and have a good day!

Ruchi



Public Information Services

Facilities & Business Services

3300 Bloor Street West

Center Tower, 16th Floor

Toronto, Ontario, M8X-2X4

Tel: 1-877-682-8772 Fax: (416) 734-3568 E-mail: publicinformationservices@tssa.org

www.tssa.org



From: Michael Beaudoin

[mailto:MBeaudoin@patersongroup.ca]

Sent: Friday, June 03, 2016 8:54 AM

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

Subject: 8228 Victoria Street

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 the City of Ottawa possibly Metcalfe or the Township of Osgoode), ON

8215, 8220, 8227, 8228, 8234, 8238 Victoria Street

2653, 2654 8th Line Road (possibly Albert Street in Metcalfe/Township of Osgoode)

8233, 8237 Lloyd Graham Avenue (possibly Albert Street in Metcalfe/Township of Osgoode)

Thanks

Michael Beaudoin, P.Eng

patersongroup
Solution Oriented Engineering

154 Colonnade Road South

Ottawa - Ontario - K2E 7J5

Tel: (613) 226-7381

Fax: (613) 226-6344

TSSA Move: During the month of June 2016, TSSA is moving to 345 Carlingview Drive. For more, contact TSSA toll-free at 1-877-682-8772. 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.



File Number: C10-01-16-0170

June 24, 2016

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

Sent via email [MBeaudoin@patersongroup.ca]

Dear Mr. Beaudoin,

**Re: Information Request
8228 and 8234 Victoria Street, Ottawa, Ontario ("Subject Properties")**

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Properties:

- No information was returned on the Subject Properties from Departmental circulation.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Properties.

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Properties.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Properties. The search revealed the following:

- There are 2 activities associated with properties located within 50m of the Subject Properties: Activity Numbers 7347 and 9275.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community
Sustainability Department
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Direction de l'approbation des demandes
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Télééc: (613) 560-6006
www.ottawa.ca

Please note that Activity Number 7347 has a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Property. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

A site map has been included to show the location of the Subject Properties as well as the location of all the activities noted above, including the HLUI database’s location of the Activity Number with a PIN Certainty of “2”.

Additional information may be obtained by contacting:

Ontario’s Environmental Registry

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

The Ontario Land Registry Office

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

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

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is


provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

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

If you have any further questions or comments, please contact Fredrick VanRooyen at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,



 David Wise, MUP, MCIP, RPP
Program Manager
Development Review (Suburban Services) - West
Planning and Growth Management Department

DW /FV

Attach: 4

cc: File no. C10-01-16-0170



CITY OF OTTAWA
HLUI ID: __679BM2
AREA (Square Metres): 1572.237

Report: RPTC_OT_DEV0122
Run On: 13 Jun 2016 at: 14:14:01

Study Year
2005

PIN
043130142

Multi-NAIC
N

Multiple Activities
N

Activity ID: 9275 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 043130142

Name: METCALFE HOME DECOR

Address: 8227 VICTORIA STREET,

Facility Type: Lumber and Building Materials, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS SIC

444120 0

Company Name

METCALFE HOME DECOR

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __670H6E
AREA (Square Metres): 1367.580

Report: RPTC_OT_DEV0122
Run On: 13 Jun 2016 at: 14:14:48

Study Year
1998

PIN
043130136

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 7347 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 5303
Related PINS: 043130135
Name: J DEVEREAUX & SONS PUMPING SERVICE LIMITED
Address: 8241 VICTORIA STREET, OSGOODE
Facility Type: Site Work
Comments 1: Pumping and maintenance of septic and holding tanks, sewage disposal
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98, TOMBD 1993/94, TOMBD 1995/96
HL References 2:
HL References 3:

| NAICS | SIC |
|--------|-----|
| 238390 | 421 |
| 238990 | 421 |

Company Name

J Devereaux & Son Ltd.

Year of Operation

c. 1993-1998



CITY OF OTTAWA
HLUI ID: __679FXT
AREA (Square Metres): 1958.825

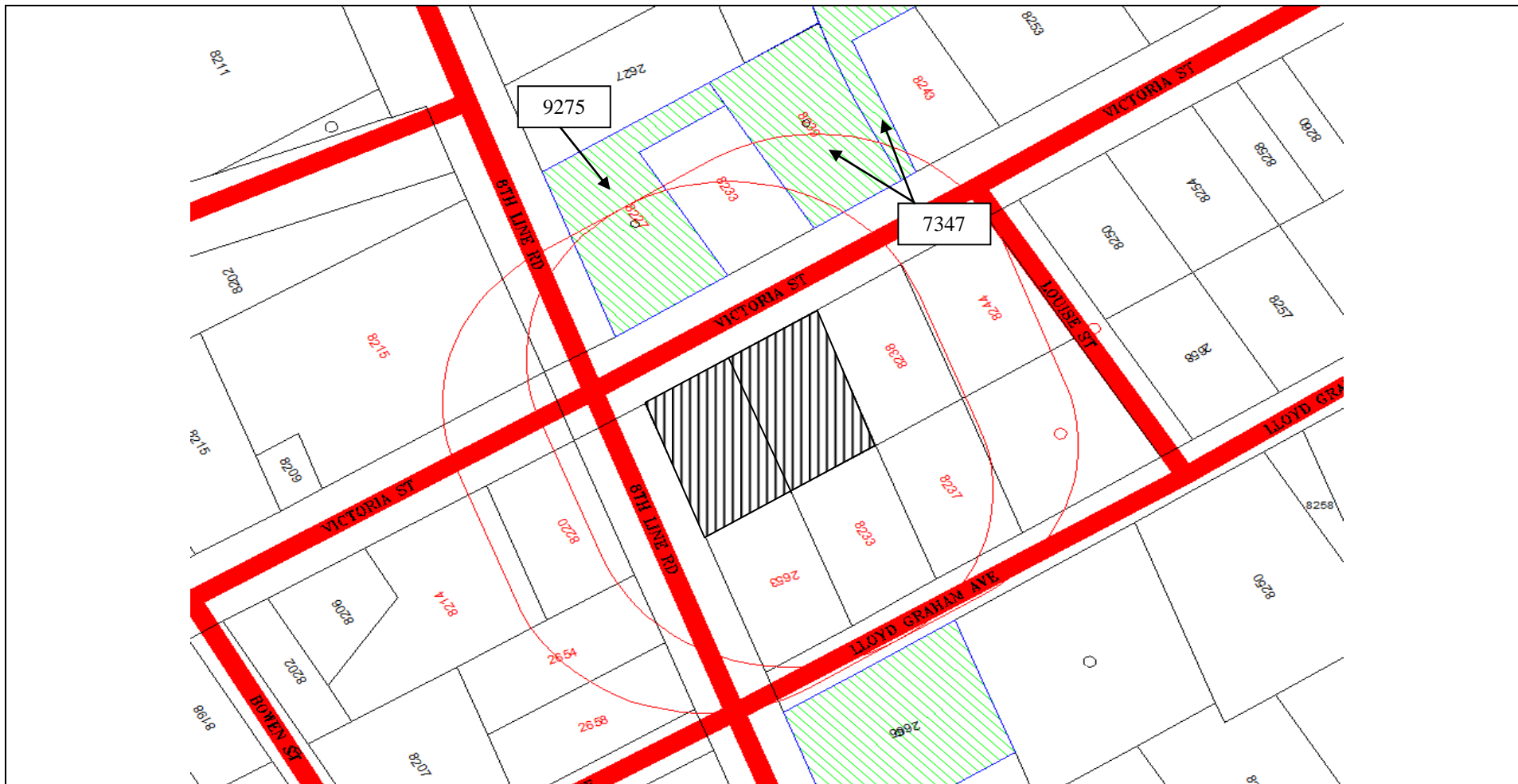
Report: RPTC_OT_DEV0122
Run On: 13 Jun 2016 at: 14:15:30

| | | | |
|---------------------------|-------------------------|------------------------|---------------------------------|
| Study Year 1998 | PIN 043130135 | Multi-NAIC Y | Multiple Activities N |
|---------------------------|-------------------------|------------------------|---------------------------------|

| | | | |
|--------------------------|--|----------------------------------|------|
| Activity ID: | 7347 | Multiple PINS: | Y |
| PIN Certainty: | 2 | Previous Activity ID(s) : | 5303 |
| Related PINS: | 043130135 | | |
| Name: | J DEVEREAUX & SONS PUMPING SERVICE LIMITED | | |
| Address: | 8241 VICTORIA STREET, OSGOODE | | |
| Facility Type: | Site Work | | |
| Comments 1: | Pumping and maintenance of septic and holding tanks, sewage disposal | | |
| Comments 2: | | | |
| Generator Number: | | | |
| Storage Tanks: | | | |
| HL References 1: | SC98, TOMBD 1993/94, TOMBD 1995/96 | | |
| HL References 2: | | | |
| HL References 3: | | | |

| | |
|--------------|------------|
| NAICS | SIC |
| 238390 | 421 |
| 238990 | 421 |

| | |
|------------------------|--------------------------|
| Company Name | Year of Operation |
| J Devereaux & Son Ltd. | c. 1993-1998 |




Scale 1: n/a

8228 and 8234 Victoria Street
Ottawa, ON
File # C10-01-16-0170
Fredrick VanRooyen



Overview

ID# = Activity Identification Number

 = Subject Site

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

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

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

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

**Archaeological
Services**

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

SELECT LIST OF PROJECTS

Rideau Street Reconstruction - Ottawa
Main Street Reconstruction - Ottawa
Woodroffe Avenue Reconstruction – Ottawa
Westboro Connection Remediation - Ottawa
Former Alcan Plant Redevelopment - Kingston
Former Nordex Facility 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
Asbestos Air Testing – Various Locations - Ottawa
Mould Testing – Various Locations - 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