



Brownfields Environmental Site Registry

Location: Ministry > Brownfields > Search Results > RSC #99119

Record of Site Condition

For Part XV.1 of the *Environmental Protection Act*

Record of Site Condition Summary	
Registration Number	99119
Filing Date	May 11, 2011
Certification Date	August 30, 2010
Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Nonpotable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use with Risk Assessment
Property Municipal Address	605 Industrial Avenue, Ottawa, Ontario, K1G 0Z1

Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environmental Site Registry to which the public has access and which contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition "Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owners Certifications

Information about the owner who is filing or authorizing the filing of the RSC

Filing Owner	172965 Canada Limited
Owner Name	172965 Canada Limited

Corporate Contact (Authorized Officer)	Jeff Newman
Mailing Address	90 WYNFORD DR, TORONTO, ON, M3C 1K5
Telephone	416-4417102
Fax	416-4417400
Email	jeff.p.newman@esso.ca

RSC Property Location Information

Property Address and Legal Descriptions	605 Industrial Avenue, Ottawa, Ontario, K1G 0Z1
Municipality	OTTAWA
Legal Description	Lots 22, 23, 24, 25, 26 and 27, Plan 560 SUBJECT TO an easement agreement registered as No. 5757, City of Ottawa, Regional Municipality of Ottawa-Carleton
Assessment Roll Number	061410560231800000
Property Identification Number (PIN)	04256-0236
RSC applies to entire legal property	Yes

Property Geo Reference	NAD83 18-449724-5028891
UTM Coordinates	45.41173180N 75.64251500W (converted from UTM)
Latitude & Longitude	21 to 100 meters
Accuracy Estimate	Digitized from a map
Measurement Method	

RSC Property Use Information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Property Use Information	Commercial
Current Property Use	Commercial
Intended Property Use	No
Certificate of Property Use has been issued under section 168.6 of the Act	No

Additional Documentation

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by Property Owner or Agent	Deed or Transfer for the property
Certificate of Status	

Signature and Statements of Property Owner or Agent

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of _____.

Name of Authorized Officer _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Persons Certifications

Qualified Person Information

Qualified Person Information	
Name	Louis Sabourin
Company	SNC-Lavalin Inc.
Job Title	Senior Project Manager
Business Address	Suite 110, 20 COLONNADE RD, OTTAWA, ON, K2E 7M6
Phone	613-2262456
Fax	613-2269980
Email	louis.sabourin@snc-lavalin.com

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by the Qualified Person	Certificate of Status in relation to the employer of the qualified person
--	---

Municipal Information

Local or Single-Tier Municipality	OTTAWA
Municipality	OTTAWA
Municipal Clerk	Joseph Phelan
Mailing Address	110 LAURIER AVE W, OTTAWA, ON, K1P 1J1
Phone	613-5802424x21609
Fax	613-5802459
Email	Joseph.phelan@ottawa.ca

Ministry of the Environment District Office

Ministry of the Environment District Office	OTTAWA
District Office	OTTAWA
District Office Address	2435 Holly Lane, Ottawa, ON, K1V 7P2

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment
- A risk assessment that has been accepted by the Ministry of the Environment

Previous RSCs applying to any part of the RSC property

Previous RSCs applying to any part of the RSC property	No Documents Provided
Acknowledgement	RSC/TRN Number
Date	

Previous risk assessments or SSRA applying to any part of the RSC property

Previous risk assessments or SSRA applying to any part of the RSC property	No Documents Provided
Acceptance Date	Risk Assessment Number
SSRA Developed Using the Cleanup Guideline 1996	

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Author	Affiliation
March 31, 2011	Post-Remedial Soil and Groundwater Investigation, 605 Industrial Avenue, Ottawa, Ontario	Melanie Stewert and Louis Sabourin	SNC-Lavalin Environment
November 02, 2010	Phase I Environmental Site Assessment, 605 Industrial Avenue, Ottawa, Ontario	Tina Stone, Melanie Stewert and Louis Sabourin	SNC-Lavalin Environment
December 31, 2009	Monitoring of Soil Excavation, Former Imperial Oil Fuel Facility, 605 Industrial Avenue, Ottawa, Ontario	Louis Sabourin	Aqua Terre
December 31, 2009	2006/2007 Remedial Soil Excavation and Groundwater Monitoring Program, 605 Industrial Avenue, Ottawa, Ontario	Nancy Hayward and Louis Sabourin	Aqua Terre
December 31, 2009	Summary Report, Post Remediation 2009 Groundwater Monitoring and Sampling, 605 Industrial Avenue, Ottawa, Ontario	Tina Stone and Louis Sabourin	Aqua Terre
September 25, 2006	2nd Progress Report Bio-Pile BP-003, Certificate of Approval Numbers A420005 and A860936, Former Imperial Oil Fuel Terminal, 605 Industrial Avenue, Ottawa, Ontario	Nancy Hayward and Louis Sabourin	Aqua Terre
September 01, 2002	Site Specific Risk Assessment, Former Imperial Oil Fuel Facility, 605 Industrial Avenue, Ottawa, Ontario	Louis Sabourin	Aqua Terre

Site Condition Information

1.45	Total area of the RSC property (in hectares)
Yes	Phase Two Environmental Site Assessment applies to the entire RSC property
Yes	A Risk Assessment has been prepared and accepted by the Director in support of this RSC
RA730-03	Risk Assessment Number
No	Environmentally Sensitive Area
No	Sediment Present
Medium/Fine	Soil Texture
Full Depth	Assessment/Restoration Approach
Industrial/Commercial/Community	Property Use for Site Condition Standards Determination
Nonpotable	Ground Water Condition
Yes	Contaminant testing on the Ground Water
August 04, 2010	Local Municipality Non-Potable Water Notification Date
August 30, 2010	Certification Date

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use with Risk Assessment.

Final RSC Property Profile - Site Condition Standards

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
ACENAPHTHENE	0.76	1300	µg/g
ACENAPHTHYLENE	0.05	840	µg/g
ACETONE	0.1	3.8	µg/g
ALDRIN	0.002	0.05	µg/g
ANTHRACENE	0.021	28	µg/g
ANTIMONY	0.2	44	µg/g
ARSENIC	3	50	µg/g
BARIUM	320	2000	µg/g
BENZENE	0.13	25	µg/g
BENZO(A)ANTHRACENE	0.02	40	µg/g
BENZO(A)PYRENE	0.05	1.9	µg/g
BENZO(B)FLUORANTHENE	0.04	19	µg/g

40	0.04	<	BENZO(G,H,I)PERYLENE
19	0.04	<	BENZO(K)FLUORANTHENE
1.2	0.8	<	BERYLLIUM
2	0.55	<	BORON (AVAILABLE)
25	0.002	<	BROMODICHLOROMETHANE
14	0.002	<	BROMOFORM
0.38	0.003	<	BROMOMETHANE
12	0.2	<	CADMIUM
0.64	0.002	<	CARBON TETRACHLORIDE
0.29	0.002	<	CHLORDANE
30	0.002	<	CHLOROBENZENE
4.9	0.002	<	CHLOROFORM
1000	59	<	CHROMIUM (TOTAL)
10	0.2	<	CHROMIUM (VI)
19	0.03	<	CHRYSENE
17	0.03	<	COBALT
300	45	<	COPPER
3.5	0.002	<	DDD
2.4	0.002	<	DDE
2	0.003	<	DDT
1.9	0.04	<	DIBENZO(A,H)ANTHRACENE
18	0.002	<	DIBROMOCHLOROMETHANE
30	0.002	<	DICHLOROBENZENE, 1,2-(O-DCB)
30	0.002	<	DICHLOROBENZENE, 1,3-(M-DCB)
30	0.002	<	DICHLOROBENZENE, 1,4-(P-DCB)
140	0.002	<	DICHLOROETHANE, 1,1-
0.14	0.002	<	DICHLOROETHANE, 1,2-
0.015	0.002	<	DICHLOROETHYLENE, 1,1-
2.3	0.002	<	DICHLOROETHYLENE, CIS-1,2-
4.1	0.002	<	DICHLOROETHYLENE, TRANS-1,2-
0.12	0.002	<	DICHLOROPROPANE, 1,2-
0.041	0.002	<	DICHLOROPROPENE, 1,3-
0.05	0.002	<	DIELDRIN
0.29	0.002	<	ENDOSULFAN
0.05	0.002	<	ENDRIN
1000	18	<	ETHYLBENZENE
0.02	0.002	<	ETHYLENE DIBROMIDE
40	0.034	<	FLUORANTHENE
350	1.3	<	FLUORENE
0.15	0.002	<	HEPTACHLOR
0.09	0.002	<	HEPTACHLOR EPOXIDE
0.49	0.002	<	HEXACHLOROCYCLOHEXANE, GAMMA
19	0.06	<	INDENO(1,2,3-CD)PYRENE
1000	24	<	LEAD
10	0.05	<	MERCURY
4	0.008	<	METHOXYCHLOR
38	0.03	<	METHYL ETHYL KETONE
69	0.03	<	METHYL ISOBUTYL KETONE
410	0.002	<	METHYL TERT BUTYL ETHER

Sediment			
Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
METHYLENE CHLORIDE	<	200	µg/l
METHYLNAPHTHALENE, 2-(1-)	<	1600	µg/l
MOLYBDENUM	1.6	40	µg/l
NAPHTHALENE	0.069	40	µg/l
NICKEL	36	200	µg/l
PHENANTHRENE	0.46	40	µg/l
POLYCHLORINATED BIPHENYLS	<	25	µg/l
PYRENE	0.16	250	µg/l
SELENIUM	0.6	10	µg/l
SILVER	0.2	50	µg/l
STYRENE	0.002	7.7	µg/l
TETRACHLOROETHANE, 1,1,1,2-	<	0.12	µg/l
TETRACHLOROETHANE, 1,1,2,2-	<	0.23	µg/l
TETRACHLOROETHYLENE	<	0.002	µg/l
THALLIUM	0.35	32	µg/l
TOLUENE	2.2	150	µg/l
TRICHLOROETHANE, 1,1,1-	<	0.002	µg/l
TRICHLOROETHANE, 1,1,2-	<	0.002	µg/l
TRICHLOROETHYLENE	<	0.002	µg/l
VANADIUM	85	250	µg/l
VINYL CHLORIDE	<	0.002	µg/l
XYLENES	91	210	µg/l
ZINC	100	800	µg/l
ACETONE	<	3300	µg/l
ARSENIC	<	480	µg/l
BARIUM	140	23000	µg/l
BENZENE	1.3	12000	µg/l
BROMODICHLOROMETHANE	<	50000	µg/l
BROMOFORM	<	1	µg/l
BROMOMETHANE	<	0.5	µg/l
CADMIUM	<	0.1	µg/l
CARBON TETRACHLORIDE	<	0.2	µg/l
CHLOROBENZENE	2.8	500	µg/l
CHLOROFORM	<	0.2	µg/l
CHLOROPHENOL, 2-	<	0.1	µg/l
COPPER	2	23	µg/l
DIBROMOCHLOROMETHANE	<	0.5	µg/l
DICHLOROBENZENE, 1,2-	<	0.5	µg/l
DICHLOROBENZENE, 1,3-	<	0.5	µg/l
DICHLOROBENZENE, 1,4-	<	0.5	µg/l
DICHLOROBENZENE, 1,1-	<	0.2	µg/l
DICHLOROETHANE, 1,2-	<	0.5	µg/l

Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
------------------	-----------------------	---------------------	-----------------

Sediment

No Measurements Provided

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
------------------	-----------------------	---------------------	-----------------

Soil

Final RSC Property Profile - Risk Assessment Standards

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
PETROLEUM HYDROCARBONS F1 (C6 - C10)	4200	10000	µg/g
PETROLEUM HYDROCARBONS F2 (<C10 - C16)	4800	9200	µg/g
PETROLEUM HYDROCARBONS F3 (<C16 - C34)	3800	10000	µg/g
PETROLEUM HYDROCARBONS F4 (>C34)	2000	10000	µg/g
DICHLOROETHYLENE, 1,1-	<	0.2	µg/l
DICHLOROETHYLENE, CIS-1,2-	<	0.5	µg/l
DICHLOROETHYLENE, TRANS-1,2-	<	0.5	µg/l
DICHLOROPHENOL, 2,4-	<	0.1	µg/l
DICHLOROPROPANE, 1,2-	<	0.2	µg/l
DICHLOROPROPENE, 1,3-	<	1	µg/l
DIMETHYLPHENOL, 2,4-	<	1	µg/l
DINITROPHENOL, 2,4-	<	1	µg/l
ETHYLENE DIBROMIDE	<	0.5	µg/l
LEAD	<	0.5	µg/l
METHYL ETHYL KETONE	<	5	µg/l
METHYL ISOBUTYL KETONE	<	5	µg/l
METHYL TERT BUTYL ETHER	<	0.5	µg/l
METHYLENE CHLORIDE	<	2	µg/l
PENTACHLOROPHENOL	<	0.1	µg/l
PHENOL	<	0.5	µg/l
STYRENE	<	0.5	µg/l
TETRACHLOROETHANE, 1,1,1,2-	<	0.5	µg/l
TETRACHLOROETHANE, 1,1,2,2-	<	0.5	µg/l
TETRACHLOROETHYLENE	<	0.2	µg/l
TOLUENE	<	0.2	µg/l
TRICHLOROETHANE, 1,1,1-	<	0.2	µg/l
TRICHLOROETHANE, 1,1,2-	<	0.5	µg/l
TRICHLOROETHYLENE	<	0.2	µg/l
TRICHLOROPHENOL, 2,4,6-	<	0.1	µg/l
TRICHLOROPHENOL, 2,4,5-	<	0.1	µg/l
VINYL CHLORIDE	<	0.2	µg/l
XYLENES	<	1	µg/l
ZINC	<	14	µg/l

PETROLEUM	HYDROCARBONS F1 (C6 - C10)	<	100	99000	µg/l
PETROLEUM	HYDROCARBONS F2 (>C10)		2200	18000	µg/l

Remedial Action and Mitigation

Soil Remediation Process
 Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.
 On-site Biopile Treatment
 8900

Removed Soils
 Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters)
 80

Deposited Soils
 Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters)
 450

Remediated or Removed Soil or Ground Water from Near Property Boundary
 Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation?
 Yes

Ground Water Control or Treatment Measures
 Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
 Water that accumulated in excavations was either removed by vacuum truck or treated onsite and discharged to the sanitary sewer in accordance with a sanitary sewer agreement.
 Other than the activities previously identified, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
 No comments entered.

Other Activities Including Risk Management Measures
 Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
 No comments entered.
 Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
 No comments entered.

Monitoring or Maintenance
 Monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date.
 Soil Management Measures
 No comments entered.
 Ground Water Management Measures
 No comments entered.

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
4. As of August 30, 2010, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the

RSC.

5. If non-potable ground water standards have been applied,
 - a. I have given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.
 - b. The owner of the property has informed me that either,
 - i. the owner did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality receiving the notice described in paragraph a, or
 - ii. after receiving a notice of objection from the municipality, the municipality has withdrawn its objection and given written consent to the application of non-potable ground water standards.
 - c. I did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality receiving the notice described in paragraph a, or, after I received a notice of objection from the municipality, the municipality gave written consent to the application of non-potable ground water standards.
6. As of August 30, 2010, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth site condition standards prescribed by section 37 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
 7. As of August 30, 2010, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
 8. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
 - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
 - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
 - c. As of August 30, 2010, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

 1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
 2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
 3. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
 4. The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
 5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of August 30, 2010.
 6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person	Signature
Date	Date

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

This Web Site has been created as a public service by the Ministry of the Environment Resources of the Government of Ontario. Every reasonable effort has been made to ensure the currency and accuracy of the information presented at the Site. However, the Government of Ontario assumes no responsibility and users of this Site should verify the information from other sources prior to making decisions or acting upon it.