

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

November 20, 2018  
File: PE4490-LET.01

**Richcraft Group of Companies**  
210-2280 St. Laurent Boulevard  
Ottawa, Ontario,  
K1G 4K1

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

[www.patersongroup.ca](http://www.patersongroup.ca)

Attention: **Mr. Kevin Yemm**

Subject: **Phase I - Environmental Site Assessment Update  
3194 Jockvale Road  
Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates the Phase I ESA report entitled: "Phase I-Environmental Site Assessment, Proposed Commercial Development, 3194 Jockvale Road, Ottawa, Ontario," prepared by Paterson in March 2012.

This report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg 153/04, as amended. This report is to be read in conjunction with the 2012 report.

## Background

The Phase I Property is located in a Mixed-Use Centre and Development Reserve zone, located on the west side of Greenbank Road, northwest of the Greenbank Road and Jockvale Road intersection, in the City of Ottawa, Ontario. The subject site was occupied by a farmstead prior to 1954, which was then demolished in 2008/2009. The site has remained vacant.

The original Phase I-ESA for the subject site had identified three (3) minor potential concerns on the Phase I property, which included imported fill material, impact from possible pesticide use, possible leakage of a former domestic aboveground storage tank (AST) and an occurrence report provided by the MECP indicating an onsite spill in 1997

that was reported to have been remediated at that time. A geotechnical investigation and limited sampling program were concurrently conducted onsite. Based on the findings of the subsurface investigations, no evidence of impacted fill or contamination as a result of the noted potential concerns was identified. No further investigative work (i.e. Phase II-ESA) was recommended at that time.

## **Site Conditions**

A site visit was conducted on November 16, 2018. No changes were noted since the 2012 Phase I-ESA. The subject site is currently vacant with some trees on the northeast section of the property. Fill material was observed on the northeastern portion of the property, which is most likely from previous grading activities reported in the original Phase I-ESA report. No environmental concerns were identified during the site visit.

Site drainage consists primarily of infiltration. No discoloured snow/vegetation was observed on the property. No private sewage systems or wells were observed on the subject property. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection.

The site is below the grade of Jockvale Road and slopes downwards towards the south. The regional topography also slopes downwards towards the south in the direction of the Jock River, approximately 610 m south from the subject site. No changes to the land use of the surrounding properties were observed during the site visit. The configuration of the subject site is shown on Drawing PE4490-1– Site Plan, which is appended to this report.

## **Updated Records Review**

A request was submitted on November 16, 2018 to the MECP Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. A response from the MECP had not been received at the time this report was issued. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form has been appended to this report.

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database as part of the 2012 Phase I-ESA for the subject property. The City's HLUI 2005 database has not been updated since issuing the original Phase I-ESA report; therefore, an additional HLUI request was not submitted for this Phase I-ESA Update. The HLUI search results from the 2005 database have been appended to this report.

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 16, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records of an underground storage tank, spills or incidents were listed in the TSSA registry for the subject site or the adjacent properties. A copy of the TSSA correspondence has been appended to this report.

The latest aerial photograph reviewed at the time of the 2012 Phase I ESA was dated 2008 (GeoOttawa website). A review of an aerial photograph for 2017 shows the site as vacant land. No significant changes were noted with regard to the surrounding properties within the Phase I study area since the 2008 aerial photograph, with the exception of some additional commercial development north / northwest of the subject site, what appears to be a retail fuel outlet (RFO) and a commercial/retail building.

The adjacent properties to the north and east of the subject site were occupied by commercial retail stores and a retail fuel outlet (RFO), and Greenbank Road, followed by more commercial retail stores. Adjacent properties to the south and east were vacant lands. Based on relatively recent development, approximately in 2009, the RFO located at 3775 Standherd Drive (approximately 160 m north) is not considered to pose a risk to the subject site.

No other PCAs were identified with regard to the current use of the neighbouring lands.

## **Update Conceptual Site Model**

Based on the above noted records and the site visit, no significant changes were apparent on the subject site or surrounding lands. The surrounding lands to the south and southeast are comprised of agricultural fields and/or vacant lands, lands to the west are a Municipal Stormwater Facility, and the lands to the north and east are comprised of commercial retail businesses along Strandherd Drive. No other PCAs were identified in the study area that are considered to represent APECs for this Phase I-ESA property. Based on our findings, a Phase II-ESA is not required for the subject site.

## **Statement of Limitations**

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Richcraft Group of Companies. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

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

**Paterson Group Inc.**



Mandy Witteman, M.A.Sc.



Mark D'Arcy, P.Eng.

**Report Distribution:**

- Richcraft Group of Companies
- Paterson Group

**Appendix:**

- MECP FOI Request
- TSSA Correspondence
- City of Ottawa HLUI Report
- Figure 1 – Key Plan
- Drawing PE4490-1– Site Plan

## 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			FOI Request No.	Date Request Received
Mandy Witteman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwitteman@patersongroup.ca				
Telephone/Fax Nos.	Your Project/Reference No.	Signature/Print Name of Requester	Fee Paid	
Tel. 613-226-7381 Fax 613-226-6344	PE4490	Mandy Witteman	<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	
Request Parameters				
Municipal Address / LoL Concession, Geographic Township (Municipal address essential for cities, towns or regions)				
3294 Jockvale Road, Ottawa Ontario				
Present Property Owner(s) and Date(s) of Ownership				
Richcraft Group of Companies				
Previous Property Owner(s) and Date(s) of Ownership				
Unknown				
Present/Previous Tenant(s), (if applicable)				
Unknown				
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)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ► Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
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.

## Mandy Witteman

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** November-16-18 12:33 PM  
**To:** Mandy Witteman  
**Subject:** RE: Search records request (PE4490) - Record Fuels

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

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

Inst Number	Context	Attribute 1	Attribute 2	Address	City	Province	Postal Code	Inventory Item Id SUM	Inststatus
33459198	FS Facility	-	-	3777 STRANDHERD RD	NEPEAN	ON	K2J 4B1	6872	Active
35434142	FS Facility	-	-	3779 STRANDHERD DR	BARRHAVEN	ON	K2J 5M4	6872	Active

Inst Number	Context	Attribute 1	Attribute 2	Address	City	Province	Postal Code	Inventory Item Id SUM	Inststatusname	C
48371046	FS Facility	-	-	3201 GREENBANK RD	OTTAWA	ON	K2J 4H9	6872	Active	L

Effective November 1, 2017 TSSA requires that any requests for the release of public information, must complete the release for public information form. The release for public information form can be found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392). Please complete the form (1 address per form) and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you,

Roxana



**Roxana Mashtaler | Public Information Agent**

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: [mashtaler@tssa.org](mailto:mashtaler@tssa.org)

[www.tssa.org](http://www.tssa.org)



---

**From:** Mandy Witteman <MWitteman@Patersongroup.ca>

**Sent:** November 16, 2018 9:49 AM

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

**Subject:** Search records request (PE4490)

Good Morning

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills or other incidents/infractions** for the following addresses in Ottawa, ON:

Strandherd Drive: 3777, 3779,

Greenbank Rd: 3161, 3201, 3181

Jockvale Rd: 3194, 3232

Marketplace Ave: 51

Thank you!

Best Regards,

Mandy Witteman

**patersongroup**  
solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 339

Fax: (613) 226-6344

Email: [mwitteman@patersongroup.ca](mailto:mwitteman@patersongroup.ca)

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: C10-01-12-0019

January 30, 2012

Karyn Munch  
Paterson Group Inc.  
28 Concourse Gate, Unit 1  
Nepean, ON K2E 7T7

Dear Ms. Munch,

**Re: Information Request – File No.: PE2533  
3194 Jockvale Road, Ottawa, Ontario (“Subject Property”)**

**Internal Department Circulation**

The Infrastructure Services and Community Sustainability Department has the following information in response to your request for information regarding the Subject Property:

- The Waste Diversion Branch notes that the Subject Property is within 5 km of 3 waste management facilities located at 4309 Trail Road, 4475 Trail Road, and 42960 Barnsdale Road.
- Legal Services notes that the Subject Property has a Site Plan Agreement between City of Ottawa and Barrhaven Town Centre Inc., Barrhaven Developments Inc., Mary N. Clarke and Gerald F. Clarke, dated January 29, 2004 and registered March 26, 2004 as Instrument No. OC312642. Reference is made to a Traffic Impact Study, dated February 10, 2003, prepared by Delcan Corporation. There are no environmental requirements in this Agreement.

**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 Property.**

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

*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

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

- There are 6 activities associated with properties located within 50m of the Subject Property: Activity Number 11965, 13190, 13827, 8147, 9547 & 8737.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

**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 Property. You may wish to contact the Ontario Ministry of Environment for additional information.**

If you have any further questions or comments, please contact Dilys Huang at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca).

Sincerely,

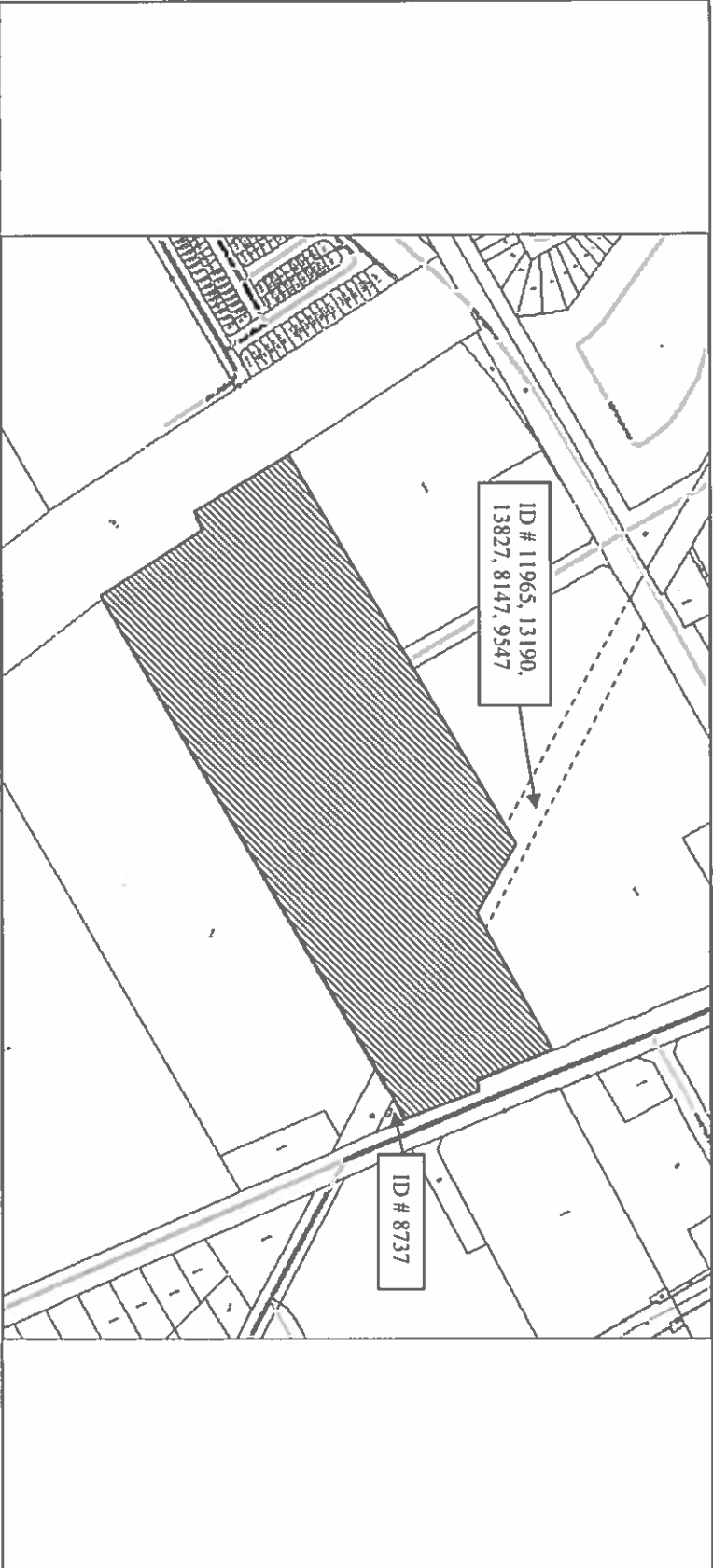


Michael J. Boughton, MCIP, RPP  
Acting Program Manager  
Development Review (Suburban Services) - West  
Infrastructure Services and Community Sustainability

MB/DH

Attach: 7

cc: File no. C10-01-12-0019



Scale 1 : n/a

3194 Jockvale Road  
Ottawa, ON  
File # C10-01-12-0019  
Dilys Huang



ID# = Activity Identification Number

 = Subject Site

Overview



CITY OF OTTAWA

HLUI ID: \_\_67997X

AREA (Square Metres): 305.028

Report: RPTC\_OT\_DEV0122

Run On: 27 Jan 2012 at: 10:09:24

**Study Year**  
2005

**PIN**  
045950056

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 8737 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :**

**Related PINS:** 045950056

**Name:** MASTERTRADES HOME SERVICES

**Address:** 3265 JOCKVALE ROAD, JOCKVALE

**Facility Type:** Residential Building and Development

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

**NAICS** **SIC**

236110 0

**Company Name**

MASTERTRADES HOME SERVICES

**Year of Operation**

c. 2001



**CITY OF OTTAWA**

HLUI ID: \_\_6790F1

AREA (Square Metres): 7229.727

Report: RPTC\_OT\_DEV0122

Run On: 27 Jan 2012 at: 10:08:45

**Study Year**  
2005

**PIN**  
045950052

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 11965                      **Multiple PINS:** N

**PIN Certainty:** 1                      **Previous Activity ID(s) :**

**Related PINS:** 045950052

**Name:** RADIO SHACK

**Address:** 3777 STRANDHERD DRIVE, NEPEAN

**Facility Type:** Appliance, Television, Radio and Stereo Stores

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

<b>NAICS</b>	<b>SIC</b>
443110	0

**Company Name**

RADIO SHACK

**Year of Operation**

c. 2001



CITY OF OTTAWA

HLUI ID: \_\_6790F1

AREA (Square Metres): 7229.727

Report: RPTC\_OT\_DEV0122

Run On: 27 Jan 2012 at: 10:08:45

Study Year  
2005

PIN  
045950052

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 13190 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 045950052

Name: STAR FASHION CLEANERS  
Address: 3777 STRANDHERD DRIVE, NEPEAN

Facility Type: Laundries and Cleaners

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC  
812320 0

Company Name

STAR FASHION CLEANERS

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: \_\_6790F1

AREA (Square Metres): 7229.727

Report: RPTC\_OT\_DEV0122

Run On: 27 Jan 2012 at: 10:08:45

Study Year  
2005

PIN  
045950052

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 13827 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 045950052

Name: WESTEINIDE CONTRACTING  
Address: 3777 STRANDHERD DRIVE, NEPEAN  
Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC  
236110 0

Company Name

WESTEINIDE CONTRACTING

Year of Operation

c. 2001



CITY OF OTTAWA

Report: RPTC\_OT\_DEV0122

HLUI ID: \_\_6790F1

Run On: 27 Jan 2012 at: 10:08:45

AREA (Square Metres): 7229.727

Study Year  
2005

PIN  
045950052

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 8147

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) :

Related PINS: 045950052

Name: KAYLEN COMPUTERS INC.

Address: 3777 STRANDHERD DRIVE, NEPEAN

Facility Type: Electrical and Electronic Machinery, Equipment and Supplies, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

<b>NAICS</b>	<b>SIC</b>
443120	0

**Company Name**

**Year of Operation**

KAYLEN COMPUTERS INC.

c. 2001



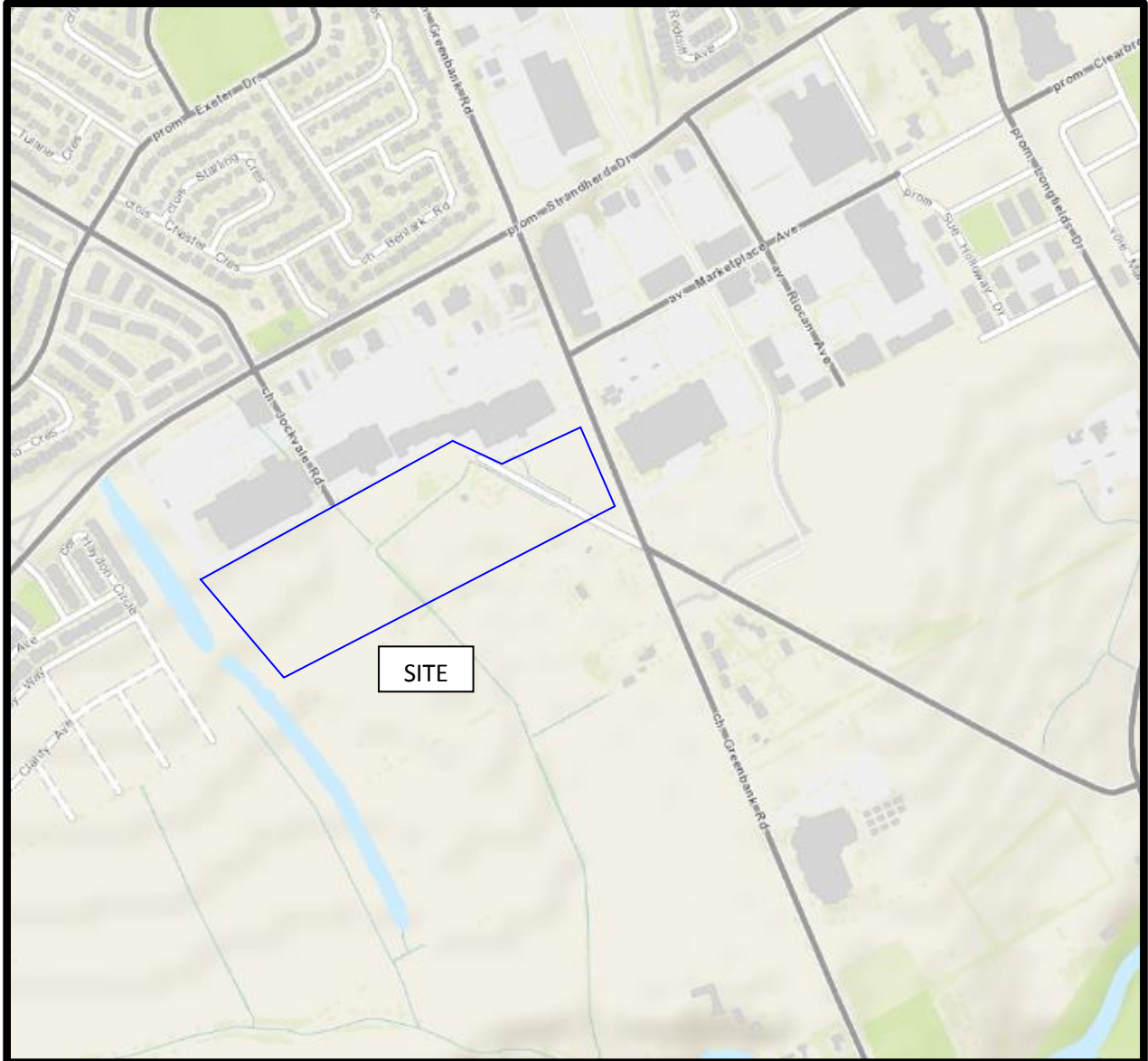
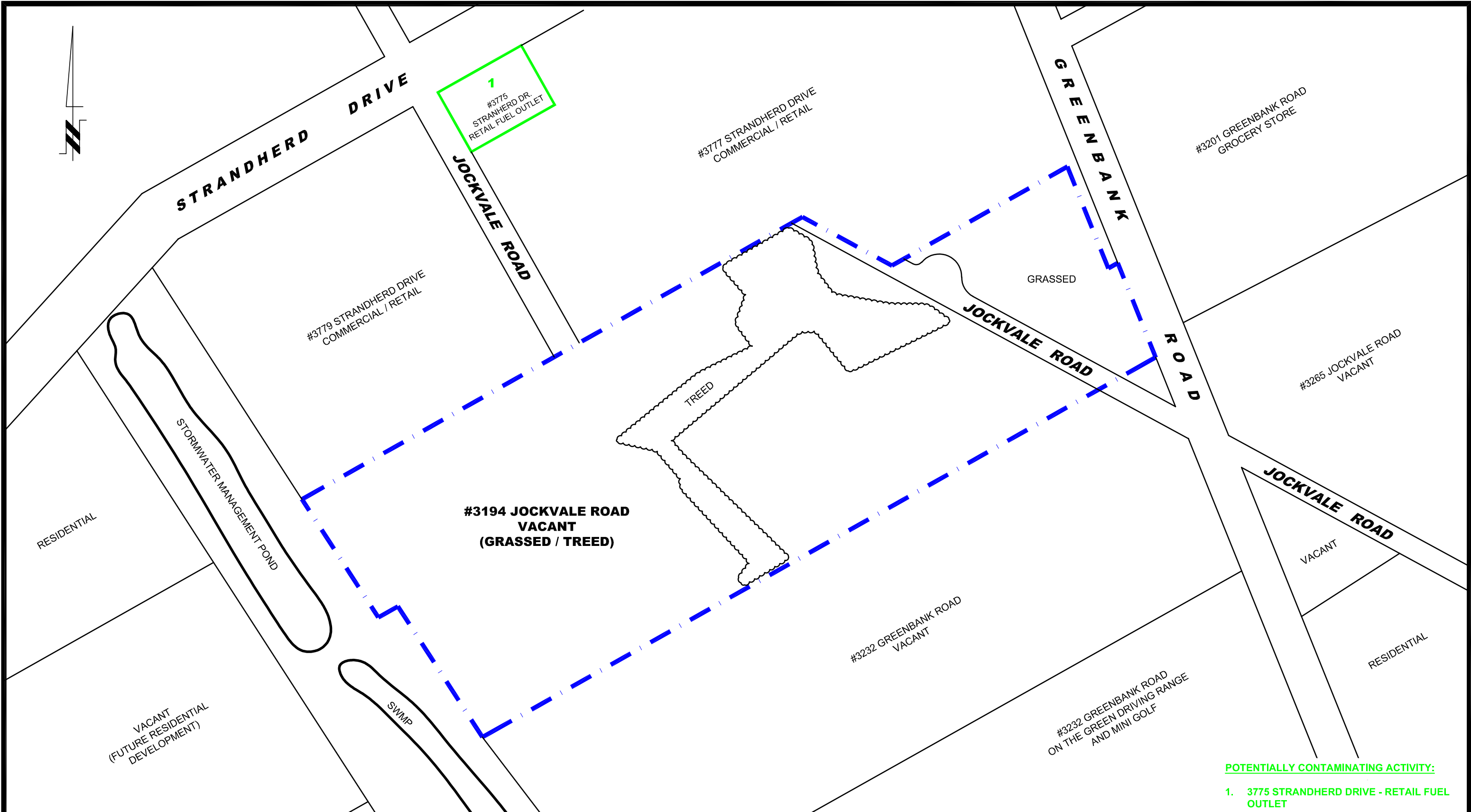
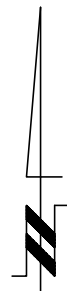


FIGURE 1  
KEY PLAN



**POTENTIALLY CONTAMINATING ACTIVITY:**  
 1. 3775 STRANDHERD DRIVE - RETAIL FUEL OUTLET

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

NO.	REVISIONS	DATE	INITIAL
0			

OTTAWA, ONTARIO  
 Title: **SITE PLAN**

**RICHCRAFT GROUP OF COMPANIES**  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT UPDATE**  
**3194 JOCKVALE ROAD**

Scale:	1:2500	Date:	11/2018
Drawn by:	MPG	Report No.:	PE4490-LET.01
Checked by:	MW	Dwg. No.:	<b>PE4490-1</b>
Approved by:	MSD	Revision No.:	0