



Phase One Environmental Site Assessment

770 Somerset Street West and
13 Lebreton Street North

Ottawa, Ontario

Prepared For: DCR Phoenix Group

COMMUNITIES
TRANSPORTATION
BUILDINGS
INFRASTRUCTURE



April 2015

14-12815-001-PH1

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April 30, 2015
14-12815-001-PH1

Mr. Michael Boucher
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DCR Phoenix Group
18 Bentley Avenue,
Ottawa, Ontario K2E 6T8

Dear Mr. Boucher,

**Subject: Phase One Environmental Site Assessment
770 Somerset Street West and 13 Lebreton Street North,
Ottawa, Ontario.**

We are pleased to submit this report for the Phase One Environmental Site Assessment of a 0.16 ha property, covering 770 Somerset Street West and 13 Lebreton Street North in Ottawa, Ontario.

The report incorporates documentation not available at the time of the draft report and comments received on the draft. The report has been updated to May 2015, based on documentation for the site since 2012. Based on the results of the historical review and observations made during the site visits, there is a potential for environmental contamination to remain at the Subject Property in areas of the former underground storage tanks, hoists and from the past use of salt to control ice and snow. A Phase Two ESA and Risk Assessment have been undertaken at the site.

Yours truly,

MMM GROUP LIMITED



Carolyn Adams, P.Eng.
Manager
Environmental Management

<https://www.ecollaboration.mmm.ca/livelinkdav/nodes/5791410/SomersetP1ESAcvrltrFinal.docx>

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EXECUTIVE SUMMARY

A Phase One Environmental Site Assessment (ESA) was conducted for a parking lot and residential building located at 770 Somerset Street West and 13 Lebreton Street North in Ottawa, Ontario (the “Subject Property”) to assist in site development plan approvals and to support filing a Record of Site Condition (RSC).

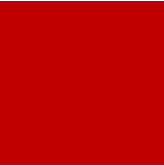
The Subject Property is owned by a numbered company and is located at the southeast corner of Somerset Street West and Lebreton Street North. The Subject Property is contiguous and has two municipal addresses of 770 Somerset Street West for the north portion and 13 Lebreton Street North for the south portion. The Subject Property is comprised of a single parcel of land of approximately 0.16 hectares for which the legal description is: Part of Lots 26 and 31, Plan 4908, as in NS185691; Ottawa/Nepean. Two property information numbers (PINs) apply to the Subject Property: 04109-0235 and 04109-0245. The NAD 83, Zone 18 UTM coordinates for the Subject Property are 444525 E and 5025740 N.

The Phase One ESA included a review of historical and regulatory records as well as available environmental reports for the Subject Property. The records review included fire insurance plans dating to 1912, city directories dating to 1888, public environmental databases, aerial photographs, and topographic and geological mapping. Environmental reports were available for an ESA conducted in 2002 and soil remediation program conducted in 2001.

The following observations can be made:

- ◆ The north portion of the Subject Property has been used as an automotive repair shop and gasoline retail outlet since the early 1930s. The site is currently a commercial parking lot. The automobile service centre and gas station had five USTs associated with their operations removed in 1997. There is no documentation to confirm that two USTs identified in the 1956 FIP and the underground hoists were removed during decommissioning of the site.
- ◆ The south portion of the Subject Property has been used for residential purposes since first development around 1900.
- ◆ The previous investigation identified potential groundwater impacts in the vicinity of MW-003 but a sample was never collected and submitted for chemical analysis. Because xylene contamination in soil was observed to depths of 4 meters below the ground surface, xylene may have impacted the groundwater that was observed at 3 to 3.5 meters below the ground surface.
- ◆ Two municipal roads (Somerset Street West and Lebreton Street North) have been adjacent to the Subject Property since its first development.
- ◆ Land uses on properties within the study area included a commercial garage to the northwest and a laundry and cleaners to the southeast. These uses are considered cross- or down-gradient to the Subject Property and therefore they do not contribute to areas of potential environmental concern on the Subject Property.

Based on the review of records and reports, interviews with the current owner and site visit, MMM concludes that there is a potential for soil and groundwater contamination at the Subject Property associated with the usage on a part of the land as an automotive repair centre and gasoline retail outlet from the 1930s to 1997. Environmental impacts may remain in some areas



of the Subject Property. A Phase Two ESA will be required to support the filing of a record of site condition.

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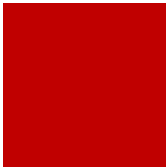
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Figure 1.	Site Location
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Figure 3.	Areas of Potential Environmental Concern

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1.0 INTRODUCTION

1.1 Background

MMM Group Limited (MMM) was retained by DCR Phoenix Group (DCR) to conduct a Phase One Environmental Site Assessment (ESA) for a parking lot located at 770 Somerset Street West and a residential building at 13 Lebreton Street North, in Ottawa, Ontario (the “Subject Property”). For the purpose of this report, the Subject Property is the Phase One Property as defined under Ontario Regulation 153/04. The site location is shown in Figure 1.

We understand that DCR Phoenix Group (DCR) is planning to develop the Subject Property for mixed land uses including commercial (at grade) and residential uses. This Phase I ESA was requested by DCR to assist in site development plan approvals and to support filing a Record of Site Condition (RSC).

1.2 Phase One Property Information

The Subject Property is owned by the numbered company: 442915 Ontario Ltd. and Ken Yip of this company is working in partnership for the development of the lands with DCR. It is located at the southeast corner of Somerset Street West and Lebreton Street North. Streets in the vicinity of the Subject Property include Lebreton Street North to the west, Bell Street North to the east and Eccles Street to the south. The boundary of the Subject Property is shown on Figure 2.

The Subject Property is comprised of a single parcel of land, with two municipal addresses (770 Somerset Street West (north part) and 13 Lebreton Street North (south part)) covering approximately 0.16 hectares. The legal description, referencing the south and north parts respectively, is:

- ◆ Part of Lot 26, Registered Plan No. 4908, City of Ottawa as in all of PIN 04109-0235; and
- ◆ Part of Lot 31, Registered Plan No. 4908, City of Ottawa as in all of PIN 04109-0245.

A legal survey is included in Appendix A.

The NAD 83, Zone 18 UTM coordinates for the Subject Property are 444525 E and 5025740 N.

Authorization to proceed with the work was granted by Mr. Michael Boucher of DCR on August 9, 2012 in the form of a sign back proposal agreement. The Phase One ESA was updated to incorporate 13 Lebreton Street North, based on a signback agreement from Mr. Boucher dated September 18, 2013. This report was further updated in April 2015 to incorporate responses to Ministry of the Environment and Climate Change (MOECC) received as part of the risk assessment review. In the three years since project initiation, land use at the Subject Property and surrounding lands has not changed. Mr. Boucher is located at the Ottawa offices of DCR at 18 Bentley Avenue and can be contacted by email at mboucher@phoenixhomes.ca.

2.0 SCOPE OF INVESTIGATION

2.1 General Objectives

The Phase One ESA was conducted in accordance with the general and specific objectives outlined in O. Reg. 153/04. The general objectives of a Phase One ESA are:

- ◆ To develop a preliminary determination of the likelihood of contamination in soil or groundwater at the phase one property;
- ◆ To determine the need for a Phase Two ESA and if necessary, provide the basis for conducting a Phase Two ESA or any subsequent risk assessment.

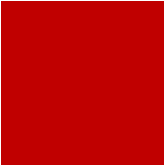
The general objectives were met through the evaluation of the information gathered from a records review, interviews, and a site reconnaissance. Specific objectives for these components and the tasks completed to achieve these objectives are described below.

2.2 Specific Tasks

2.2.1 Records Review

The records review was conducted to obtain and review records that relate to the Subject Property and the surrounding lands in the study area. The objective of the records review is to identify current and past uses and activities that may have contributed to contamination of the soil and groundwater at the Subject Property. The scope of work for the records review included the following tasks:

- ◆ Review historical environmental reports relating to the Subject Property;
- ◆ Review of historical aerial photographs available through the National Air Photo Library (NAPL). The aerial photographs were intended to assist in the determination of the first developed use for the Subject Property, identify structures and buildings, and provide information with respect to changes in land use over time. Coverage was limited to two available years with the air photos from 1987 being the only one of appropriate scale. Therefore, historical land use evaluation was supplemented through other sources.
- ◆ Review of topographic, geologic, and physiographic maps for the Subject Property. These sources were reviewed to obtain information regarding the stratigraphy of the overburden and the depth and type of bedrock. This data was used to develop the Phase One Site Conceptual Model and assess the fate and transport of possible contaminants in soil and groundwater.
- ◆ Review of available information from the MOECC and other regulatory agencies (i.e., Technical Standards and Safety Authority (TSSA) and Ottawa historical land use inventory), through the Freedom of Information and Protection of Privacy Act. These sources can provide information regarding the presence of fuel storage tanks, approval, permits, Certificates of Approval, MOECC administrative orders (such as control orders, stop orders, remedial orders), and reports submitted to the MOECC;

- 
- ◆ Review of database information from EcoLog Environmental Risk Information Services Ltd. (EcoLog). The comprehensive databases provide information with respect to above and underground storage tanks, waste disposal sites, polychlorinated biphenyl (PCB) storage information, water well inventories, compliance, convictions and spills, incidents recorded in the National Pollutant Release Inventory, the Inventory of Coal Gasification Plants, notices and instruments including RSCs, and landfill information. In addition, to supplement the information available through the EcoLog search, water well records available through the MOECC were requested.
 - ◆ Review of land title information provided by DCR, city directory information and fire insurance plans (FIPs) through EcoLog to confirm the site development history. This information was used to determine the first developed use and assess the first historical ownership/occupants at the Subject Property, the historical presence of underground storage tanks, potential industrial activities and development.

2.2.2 Interviews

The objectives of the interviews under O. Reg. 153 are to assist in the identification of potentially contaminating activities (PCAs) or areas of potential environmental concern (APECs) on the Subject Property. The Subject Property has been used for parking for over 10 years and therefore there were no individuals with knowledge of the past operation as a gasoline station.

The Qualified Person (QP_{ESA}) discussed the owner's knowledge of the site with Mr. Mike Boucher who is a representative of DCR with control and authority over the development of the Subject Property. Based on his input and the review of previous reports, information on the location of underground features and past site operations was assembled to meet the objectives of the interview process.

2.2.3 Site Reconnaissance

The site reconnaissance was conducted to document current site conditions and to identify evidence of APECs on the Subject Property and within the phase one study area. Observations were made to identify potential pathways for contaminants of potential concern, both on the surface (i.e., surface run off pathways) and in the subsurface (i.e., evident utility trenches).


The Subject Property was inspected in a systematic manner by walking around the site and recording visual and olfactory observations. Observations were recorded to identify current conditions and evaluate the potential for PCAs to result in environmental impacts to soil and groundwater. Adjacent properties were assessed from publicly accessible boundaries and photographs were taken to support observations.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One ESA study area was determined to include the Subject Property and properties located within a 250 m radius of the Subject Property. The land use beyond the study area



consists of mainly residential and commercial operations which are similar uses to those within the study area and do not require extending the study area beyond 250 m.

3.1.2 First Developed Use Determination

The Subject Property has been at the intersection of two streets (Somerset and Lebreton) since its first development. Two structures were identified on the Subject Property in the 1912 fire insurance plan (FIP): a semi-detached residence on the north portion (770 Somerset Street West) and a single residence on the south portion (13 Lebreton Street North), both 2 storeys high. There was no evidence of the north structure in the FIP for 1922; however the residence at 13 Lebreton street North remained unchanged. Based on the review of aerial photographs, municipal information through the City of Ottawa and city directories, the south part of the Subject Property has been a residence since before 1894 and the north part was an automobile service centre starting in the early 1930s. The Subject Property has been used for this purpose from development until circa 2000 when the service centre was decommissioned. The south part of the Subject Property has not changed since 1912.

3.1.3 Fire Insurance Plans

FIPs were obtained for the Subject Property for 1956, 1922 and 1912 (Appendix B). In 1912, a structure on 770 Somerset Street West that appears to be a multi-family residence is on the east side of the site. By 1922, the structure is no longer present. The City Directories (see next section) did not identify an occupant for this part of the site in 1904 or 1914. The south portion of the Subject Property has been occupied as a residence since 1894. No address was listed in 1889.

The 1956 FIP identifies a gasoline service station with two underground storage tanks on the northwest part of the Subject Property and a building to the southeast with oiling and greasing operations noted. The residence at 13 Lebreton Street North remained unchanged. Surrounding land uses in 1956 included commercial operations, residences, churches and schools; uses that are not considered to include contaminating activities that would contaminate the Subject Property.

3.1.4 City Directories

A search of the city directories was conducted by ERIS for the Subject Property and adjacent properties for the years 1888/1889, 1894/1895, 1898/1899, 1904, 1909, 1914, 1919, 1924, 1929, 1934, 1939, 1944, 1949, 1954, 1959, 1964, 1969, 1974, 1979, 1984, 1988/1989, 1994/1995, 1999/2000, 2004/2005, and 2010. City directories prior to 1888/1889 were not available from this source (note that there is an error in the ERIS report, with the final entry being for 1888/1889 and not a duplicate of 1898/1899). Table 1 provides a summary of the city directory findings.

Adjacent properties surrounding the Subject Property were used for either residential or commercial uses. A complete listing of the city directory search can be found in Appendix B.


The north part of the Subject Property has been used as an automobile service centre since the early 1930s. There is a potential for soil and groundwater impacts at the Subject Property from this historical use. No PCAs were identified on adjacent lands.

Table 1: City Directory Information for the Subject Property

Year	Subject Property	
	13 Lebreton Street North	770 Somerset Street West
2010	Address Not Listed	Address Not Listed
2004/2005	Residence (2 tenants)	Address Not Listed
1999/2000	Residence (2 tenants)	Address Not Listed
1994/1995	Residence (2 tenants)	Commercial (Som Auto Centre)
1988/1989	Residence (2 tenants)	Commercial (Regent Service Centre)
1984	Residence (2 tenants)	Commercial (Regent Service Centre)
1979	Residence (2 tenants)	Commercial (Angelo's Service Centre)
1974	Residence (2 tenants)	Commercial (Angelo's Service Centre)
1969	Residence (2 tenants)	Commercial (Texaco Service Centre)
1964	Residence (2 tenants)	Commercial (Texaco Service Centre)
1959	Residence (2 tenants)	Commercial (Texaco Service Centre)
1954	Residence (2 tenants)	Commercial (Texaco Service Centre)
1949	Residence (2 tenants)	Commercial (Clement's Service Centre)
1944	Residence (2 tenants)	Commercial (Clement's Service Centre)
1939	Residence (2 tenants)	Commercial (Clement's Service Centre)
1934	Residence (2 tenants)	Commercial (Clement's Service Centre)
1929	Residence (2 tenants)	Address Not Listed
1924	Residence (2 tenants)	Address Not Listed
1919	Residence (2 tenants)	Address Not Listed
1914	Residence (2 tenants)	Address Not Listed
1909	Residence (2 tenants)	Address Not Listed
1904	Residence (2 tenants)	Address Not Listed
1898/1899	Residence (2 tenants)	Address Not Listed
1894/1895	Residence (2 tenants)	Address Not Listed
1888/1889	Address Not Listed	Address Not Listed

3.1.5 Chain of Title

Through the property management system in Ontario, properties are assigned Property Information Numbers (PIN), which allow for the tracking of land owners, and property instruments, through a PIN register. The register provides a chain of recent land titles. The Subject Property has been assigned PIN 04109-0235(LT) (south portion) and PIN 04109-0245(LT) (north portion). The register indicates that the owner, 442915 Ontario Ltd. acquired



the land in 1983, with a lease to Sunys Petroleum Inc. in 1987. The City Directories provide a sufficiently complete record of land uses and occupants at the Subject Property.

3.1.6 Previous Environmental Reports

The following environmental reports were available for the Subject Property:

- ◆ *Phase I and Phase II Environmental Site Assessment, 770 Somerset Street West, Ottawa, Ontario.* Jacques Whitford Environment Limited. June 13, 2000.
- ◆ *Petroleum Hydrocarbon Impacted Soil Removal, 770 Somerset Street West, Ottawa, Ontario.* Jacques Whitford Environment Limited. April 9, 2001

A summary of the reports is provided below:

- ◆ The north part of the Subject Property has historically been used as an automotive repair shop and gasoline retail outlet. Seven underground storage tanks (USTs) were identified through historical records including a 1956 FIP along with a hydraulic hoist and an oil/water separator. Five of the USTs were removed from the Subject Property in 1997 under the supervision of Jacques Whitford. A report on the tank removal process was not available for review, however, the 2000 ESA report indicates that 203 tonnes of petroleum hydrocarbon impacted soil was excavated from the pump island area and was disposed of under the supervision of the previous owner (Triangle Pump Service). Because of the limited soil and groundwater information available, the Phase I ESA concluded that a Phase II ESA was required.
- ◆ The Phase II ESA consisted of nine boreholes (three equipped with monitoring wells) and was completed in 2000 to investigate PCAs identified in the Phase I ESA. Soil and groundwater samples were submitted for analysis of benzene, toluene, ethylbenzene and xylene (BTEX) and total petroleum hydrocarbon (TPH) analysis.
- ◆ The results of analysis of selected soil and groundwater samples were compared to the MOE Table B criteria for a commercial/industrial land use from the *Guideline for Use at Contaminated Sites in Ontario*, revised 1997. The report indicated that only the concentration of xylenes in the soil sample submitted from MW 00-3 exceeded the Table B criteria with all other analysed parameters either below detection limits or at concentrations that satisfy the Table B criteria. Elevated levels of TPH (gas/diesel) were measured in the groundwater sample from MW 00-3; however, at the time this Phase II ESA was completed there were no standards established for comparison.
- ◆ It was recommended that soil containing concentrations of xylenes greater than the applicable site condition standard be removed from the Subject Property. In addition, it was recommended that heavily stained surface gravel located throughout the parking lot be removed.
- ◆ In April 2001, an area of approximately 25 m² was excavated to a depth of approximately 4 metres to remove petroleum impacted soil in the vicinity of MW 00-3. Approximately 84 tonnes of petroleum impacted soil (i.e., less than half the excavated soil) was removed from the Subject Property and disposed of at a local licenced landfill facility. Verification samples collected from the walls of the excavation had concentrations of contaminants that were less than the applicable site condition standards. The remaining excavated soil was deemed to be clean, based on field screening measurements and was used as backfill material.

In addition, as part of the development planning and design, a geotechnical engineering report (*Phoenix Homes Geotechnical Investigation Final*, prepared by exp Services Inc. and dated January 29, 2013) was prepared for the Subject Property. The geotechnical investigation was conducted to establish a geotechnical and groundwater profile of the Subject Property. The information from the report was used to assess data collected from MMM on the environmental condition of the Subject Property. No historical information related to the Subject Property was extracted from this report.

3.2 Environmental Source Information

3.2.1 Databases

An EcoLog ERIS database report was prepared for the Subject Property which included a search of records on the Subject Property and within a 250 m radius study area of the site. The search of the EcoLog databases complies with the requirements for documentation identified in O.Reg. 153/04 as per Schedule D, paragraph 7 i to ix and xi. The complete EcoLog database report is included in Appendix B and Table 2 provides a summary of the identified records for the Subject Property and within the study area.

Table 2: EcoLog Search Results

Database	Name	Onsite	Within 250 m
BORE	Borehole	0	8
CA	Certificates of Approval	2	7
EBR	Environmental Registry	0	1
EHS	ERIS Historical Searches	0	7
EXP	List of TSSA Expired Facilities	7	7
GEN	Ontario Regulation 347 Waste Generators Summary	0	6
HINC/INC	TSSA Historic and Recent Incidents	0	5
PINC	TSSA Pipeline Incidents	0	1
PRT	Private and Retail Fuel Storage Tanks	1	1
PTTW	Permit to Take Water	0	1
RSC	Record of Site Condition	0	1
SCT	Scott's Manufacturing Directory	0	4
SPL	Ontario Spills	0	8
WWIS	Water Well Information System	0	1
	TOTAL	10	58

The search of the EcoLog databases identified ten records on the Subject Property and 58 records for properties within a 250 m radius. A brief summary of the notable records is provided below:

The ten records found on the Subject Property included:

- ◆ Two (2) records from the Certificates of Approval database. Certificates were issued in 2004 and 2005 for municipal and private sewage works.
- ◆ Seven (7) records from the List of TSSA Expired Facilities database. These records registered to Fulline Automotive Inc. identified the fuel storage tanks and piping associated with the gasoline retail outlet on the Subject Property.
- ◆ One (1) record from the Private and Retail Fuel Storage Tanks database. This record was registered to Sunys Petroleum Inc for 33,600 L of fuel storage capacity.

Notable records within the Phase One ESA Study Area included:

- ◆ Four (4) records from the Ontario Regulation 347 Waste Generators Summary database. The records are registered to Tierney Stauffer located at 104 Arthur Street, Somerset West Community Health Centre located at 55 Eccles Street, Cornerstone Housing for Women located at 314 Booth Street and Sunshine located at 164 Arthur Street. Waste materials generated include light fuels, pharmaceuticals, PCBs, crankcase oils and lubricants, and petroleum distillates.
- ◆ Two (2) records from the Ontario Spills database. One record was registered to Francis Fuels located at 104 Arthur Street. In 2009, 12 L of heating oil leaked out of an above ground storage tank. No impacts to soil were anticipated. One record was registered to Canadian Waste Services. A spill resulting from a transportation accident in 1999. Waste paint was spilled to the roadway. No soil contamination was anticipated.
- ◆ Two (2) records from the Scott's Manufacturing Directory database. These records are registered to St. Joseph Media Ottawa Group located at 43 Eccles Street and Cyan Solutions Ltd located at 58 Arthur Street. Manufactured goods include periodical newsprint, and printing.

3.2.2 Regulatory Information

A request was made to the Freedom of Information (FOI) Office of the MOECC for any records on the Subject Property. FOI requests consist of data from the Spills Action Centre, Investigations and Enforcement Branch, Environmental Assessment and Approvals Branch and the Environmental Monitoring and Reporting Branch as well as records from local municipalities.

A response from the MOECC was received September 7, 2012 which confirmed two Certificates of Approval issued for stormwater management on the Subject Property as documented in the EcoLog database. A third record related to a spill of waste oil which was not captured from the EcoLog search. The spill occurred from an overflowing holding tank in March 1997 with oil mixed with snow melt flowing overland to catch basins. The spill was cleaned up and there were no anticipated impacts to the soil and groundwater at the Subject Property.

A search request was made to the Technical Standards and Safety Authority (TSSA) and results identified records of three underground storage tanks (USTs) for fuel at the Subject Property. These tanks were associated with the historical use of the Subject Property as a gas station. Two 9,000 L and one 13,000 L USTs for gasoline storage were installed in 1987. TSSA records are not always complete and do not always identify all historical USTs at a property. In addition, TSSA does not regulate “new” and “used” waste oil that would be associated with the automobile service centres.

A request was made through the City of Ottawa historical land use inventory to obtain municipal records for the Subject Property and lands within 50 m of the Subject Property. Based on a response received November 7, 2012, the Subject Property operated as a service station and gas station under various names since 1940. It is noted that two USTs were present at the west corner of the property. This would be consistent with fire insurance plans for 1956. In addition, the Fairway Garage operated at 137 Lorne Avenue, across Somerset Street from the Subject Property. This operation was only noted as active in 1940. Finally, the Arrow Cleaning Service was noted to be operational at 22 Bell Street North, southeast of the Subject Property circa 1970. This laundry and cleaners operation was not identified in 1960 or 1980. These two land uses are within the study area and are shown on Figure 2.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs obtained from the National Air Photo Library (NAPL) were reviewed for the years 1950 and 1987. The photo from 1950 is not clear and only the photo from 1987 is included in Appendix A. Additionally, aerial photographs were viewed through the City of Ottawa's online maps website for the years 2002 and 2011. Aerial photographs were reviewed to evaluate potential environmental liabilities associated with the Subject Property and surrounding lands. Information that can be gained from aerial photographs includes the presence of orchards, aboveground storage tanks, areas of natural status, changes in property use over time and evidence of fill. A summary is provided in Table 3.

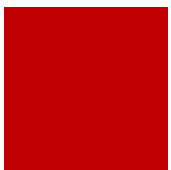
Table 3: Aerial Photograph Interpretation

Year (Season) / Scale	Activities on Site	Adjacent Properties	Possible Contaminants
1950 (Spring) / 1:10,000	Automotive Service Centre with residential on south part	North – Commercial South – Residential East – Commercial West - Commercial	Petroleum products from the automotive service station.
1987 (Spring) / 1:7,000	Retail fuel outlet and automotive repair shop and residence	North – Commercial South – Commercial / Residential East – Commercial / Residential West - Commercial	Petroleum hydrocarbons from underground storage tanks for the fuel outlet.
2002 / 1:1,200	Public parking lot and residence	Same as above	Petroleum impacts from parked vehicles.
2011 / 1:1,200	Same as above	Same as above	Same as above.

3.3.2 Topography, Geology, Physiographic Maps

Topography

Topographic maps can provide information on areas of environmental concern such as power transmission lines, orchards, aboveground storage tanks, pipelines, cemeteries, mines and



gravel pits. Through topographic maps, surface water flow and regional groundwater flow can be inferred. Topographic mapping available through the Natural Resources of Canada Website (<http://atlas.nrcan.gc.ca>) was reviewed, Topographic Map Sheet Number 031G05 (Appendix A) from the 1:20,000 National Topographic Database. The Subject Property is approximately 85 m above mean sea level (masl) and is located in a developed area.

Based on the review of the topographic map, the area is gently sloped down to the northwest towards the Ottawa River, approximately 1.1 km northwest and Dow's Lake is approximately 1.4 km south. The Rideau Canal links Dow's Lake to the Ottawa River in a meandering path to the south and east of the Subject Property at distances exceeding 2 km. A railway corridor is located approximately 830 m west and a transformer station approximately 760 m to the east of the Subject Property. No other notable topographic features of interest were noted.

Regional groundwater is generally expected to flow north towards the Ottawa River. It should be noted that local groundwater flow may be influenced by underground utilities (i.e., service trenches) and structures. For example, the gravel pack used around utilities, such as storm sewers, can act as interceptors and redirect groundwater flow along the direction of the pipe.

Geology

Geological maps provide general information on subsurface conditions. Geologic information can be used to interpret the potential for migration of subsurface environmental contaminants.

Bedrock within the phase one study area consists of nodular to black laminated limestone of the Collingwood formation (Armstrong, D.K. and Dodge, J.E.P. 2007), with a drift thickness estimated to be between 0 and 10 m deep. The surficial geology within the phase one study area is comprised of sandy silt to silty sand rising to paleozoic bedrock near the surface (Ontario Geological Survey, 2010). The overall permeability of this material is expected to be low to medium with some variability in the areas where bedrock is near the surface.

Physiography

The study area is situated within the Ottawa Valley Clay Plains physiographic region of Southern Ontario. This region primarily consists of clay plains interrupted with ridges of rock or sand (Chapman, L.J. and Putman, D.F. 2007).

3.3.3 Fill Materials

Evidence of fill materials was identified on the Subject Property during the previous Phase II ESA. This material is suspected to have been imported to the Subject Property when the former gasoline retail outlet was decommissioned and during the repaving of the western portion of the Subject Property.

Fill material was also imported and used as backfill material during the soil remediation in 2001. There was no documentation regarding the fill material quality, therefore the imported fill material has been identified as a PCA.

3.3.4 Water Bodies and Areas of Natural Significance

Based on the topographic map review, the Ottawa River, Dow's Lake and the Rideau Canal are located more than 1 km from the Subject Property. A search of the Ministry of Natural Resources Areas of Natural Significance database did not identify any records for the phase one study area in response to item x. of paragraph 7 of Schedule D in O. Reg. 153/04.



3.3.5 Well Records

Water well records were requested from the MOECC. No wells were identified for the Subject Property. Two well records were identified for the study area. Based on the review of identified records and previous investigations, the general stratigraphy for the study area is as follows:

- ◆ Brown silty sand down to depths of 3.5 meters below ground surface (mbgs) overlaying
- ◆ Brown sand and gravel down to depths between 1 and 4 mbgs overlaying
- ◆ Grey limestone bedrock.

The static water table was measured between 3 and 3.5 mbgs.

3.4 Site Operating Records

The site is currently vacant and therefore no operating records were available.

4.0 INTERVIEWS

Mr. Mike Boucher, a representative of the current owner of the Subject Property was interviewed to gain insight into the history and operations at the Subject Property.

Mr. Boucher confirmed that no employees at DCR have direct knowledge of the former gasoline service centre operations. Information on service station layout was available in the ESA reports that were provided for this ESA.

In the opinion of the qualified person, the lack of interview candidates does not prohibit addressing the general objectives of the Phase One ESA.

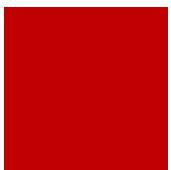
5.0 SITE RECONNAISSANCE

5.1 General Site Conditions

On August 14, 2012 between the hours of 8:00 and 8:45 AM, Mr. Mark Hudson, a Site Inspector with MMM, visited the Subject Property and conducted the site reconnaissance. The weather at the time of the site reconnaissance was overcast and approximately 21°C. Photographs were taken from the Subject Property and publicly accessible lands to document current site conditions. The photographs, along with their description and orientation by compass follow the text. Subsequent visits were also conducted by Mr. Hudson and Ms. Allison Read also of MMM, with the most recent visit associated with groundwater sampling on December 3, 2014. Site observations were consistent at each site visit conducted by MMM. The following observations are therefore considered current to the end of 2014.

Since the 2001 phase one ESA investigation, the automotive repair shop has been removed and the site has been repaved. The Subject Property consists of a paved asphalt parking lot that is used by the general public. The asphalt on the eastern half was in good condition while the western half was in poor condition (Photograph 1).

Evidence of one exterior flush-mount monitoring well installed during the previous environmental investigation was observed in the parking lot area (Photograph 2).



The residence (Photograph 3) is at a lower elevation than the parking lot (Photograph 4). The topography of the Subject Property slopes down to the west.

5.2 Adjacent Lands

The Phase One ESA study area showing adjacent lands is shown in Figure 2. Adjacent properties were viewed from the Subject Property and publicly accessible boundaries to assess the potential for uses to adversely affect the Subject Property. The following adjacent properties were observed:

North Somerset Street West, beyond which are commercial properties;

South Residential properties and a church;

East Residential and commercial properties;

West Lebreton Street North, beyond which are commercial and residential properties. It was noted that the residential building across Lebreton Street North from the Subject Property had been recently burned (October 2013).

Based on the results of our records review and field observations, no significant environmental liabilities are expected to be associated with the adjacent land uses.

5.3 Specific Observations at Phase One Property

5.3.1 General Description of Investigation

The only above grade improvement on the north part of the Subject Property is a parking lot kiosk. A 2-storey house, occupied by rental tenants occupies the south part of the Subject Property. The residential building dates to the late 1800s. Hazardous building materials such as asbestos are not typically used in residences of this era. Residential heating over this time may have included coal, fuel oil and is currently natural gas. The fuel oil tank would have been installed after building construction, in the basement of the house and removed for the conversion to natural gas.

5.3.2 Storage Tanks (Underground or Aboveground)

Seven underground storage tanks (USTs) were identified during the records review. According to the Phase I and II ESA report by Jacques Whitford, five USTs were removed from the Subject Property in 1997. There is limited information on the removal of the UST nest identified in the 1956 fire insurance plan.

No aboveground storage tanks (ASTs) were observed during the site reconnaissance. ASTs that may have been associated with the automobile service center were likely removed during building demolition.

5.3.3 Hoists

An underground hoist associated with the automotive repair shop was installed in 1984. One borehole (BH 00-6) was installed in the vicinity of the underground hoists during the previous environmental investigation. No evidence of petroleum impacts were encountered at this location at that time. The building was demolished and/or decommissioned however; no records documenting the removal of the underground hoists were available.



5.3.4 Water Supply and Wells

The Subject Property (south part) is municipally serviced for water. During the 2012 site visit, one exterior flush-mount monitoring well was observed in the central portion of the Subject Property. Since then, additional wells were installed as part of the MMM site investigations. The wells were all installed as part of environmental investigations to assess potential impacts to groundwater from historical uses of the Subject Property. Two additional groundwater monitoring wells were reported installed in 2000, however, they were not observed during the site reconnaissance. It is possible that these wells were lost or destroyed when the site was repaved.

5.3.5 Stains and Odours

Minor staining (<1m²) was observed on the asphalt throughout the Subject Property. The staining is likely a result of the parking operations that are presently occurring on the Subject Property. The asphalt on the eastern portion was observed to be in good condition, but the western portion was in disrepair. It is possible that cracks in the asphalt could create a preferential pathway to the underlying soil and groundwater; however, as the leaks would be intermittent from parked cars, no extensive impacts are anticipated from these stains.

No odours were detected at the time of the site reconnaissance.

5.3.6 Spills

No evidence of spills was observed on the Subject Property during the site reconnaissance. A record of a single spill on the Subject Property in 1997 occurred during frozen ground conditions and did not result in contamination to soil and groundwater.

5.3.7 Stressed Vegetation

No stressed vegetation was noted during the site reconnaissance.

5.3.8 Fill Placement and Dumping

No fill placement or dumping was noted during the site reconnaissance; however it is known that fill was imported to the Subject Property during previous remediation activities.

5.3.9 Stored Materials/Equipment

No stored materials or equipment was observed on the Subject Property during the site reconnaissance. Some household items were noted in the backyard of the residence. However, these were not generally contaminating materials or were present in small, commercial quantities.

5.3.10 Unidentified Substances

No unidentified substances were observed on the Subject Property during the site reconnaissance.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

A summary of current and past uses for the Subject Property is provided in Table 4.

Based on the records reviewed, the Subject Property has been at the southeast intersection of Somerset Street West and Lebreton Street North since it was first developed in the 1890s. The residence at 13 Lebreton Street North was present from before 1894 until current day. A residence initially present at 770 Somerset Street West in 1912 was removed and replaced with a service centre in the early 1930s. Sometime between 2001 and the present the automotive repair shop was demolished and paved for use as a parking lot.

Table 4: Summary of Current and Past Uses

Year	Name of Owner or Occupant	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Pre-1930	Unknown	Undeveloped on north side, residential tenants on south	Residential	Surrounding lands were also sparingly developed
1934-1997	Clement Service Stn, Fern Lavergne Texaco, and Sun Oil Co.	Automotive repair shop and gasoline retail outlet on north part; residential tenants continued on south	Commercial and residential	Surrounding land uses are residential and commercial
1997-Early 2000s	442915 Ontario Ltd	Automotive repair shop; residential tenants continued on south	Commercial and residential	Same as 1934-1997
Early 2000s – present	442915 Ontario Ltd	Parking lot; residential tenants continued on south	Commercial and residential	Same as 1934-1997

6.2 Potentially Contaminating Activity and Areas of Potential Environmental Concern

Activities on the Subject Property have resulted in APECs, as summarized in Table 5. Land uses on properties within the study area included a commercial garage to the northwest and a laundry and cleaners to the southeast. These uses are considered cross- or down-gradient to the Subject Property and therefore they do not contribute to APECs on the Subject Property.

Since the previous ESAs were completed, the regulations governing the conduct of ESA investigations have been amended. Since the site is being proposed for mixed residential and commercial use, the soil and groundwater quality may not be suitable when compared to the current standards. The APECs (Table 5 and Figure 3) are described as follows:

APECs 1 to 7: Based on the review of city directories, historical records, and aerial photographs the north part of the Subject Property operated as a gasoline retail outlet and automotive repair shop from the 1930s until circa 1997. Contaminants of potential concern (COPCs) associated with this type of operation are generally metals, volatile organic compounds (VOCs), and petroleum hydrocarbon compounds (PHCs). In addition, PCBs may be associated with the hoist and waste oil tanks and PAHs may be associated with fuel oil and waste oil tanks.

Table 5: Summary of Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potential Contaminating Activity (PCA)	Location of PCA (onsite or offsite)	Contaminants of Potential Environmental Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC-1	Northwest (former UST circa 1956)	(28) Gasoline and Associated Product Storage in Fixed Tanks	Onsite	PHCs, VOCs (MTBE), Metals (lead)	Soil and Groundwater
APEC-2	North central (former pump island / piping)	(28) Gasoline and Associated Product Storage in Fixed Tanks	Onsite	PHCs, VOCs (MTBE), Metals (lead)	Soil and Groundwater
APEC-3	Northeast (former USTs post 1956)	(28) Gasoline and Associated Product Storage in Fixed Tanks	Onsite	PHCs, VOCs (MTBE), Metals (lead)	Soil and Groundwater
APEC-4	Southeast (former waste oil UST)	(10) Commercial autobody shops	Onsite	Metals, PCBs, PHCs, PAHs, VOCs	Soil and Groundwater
APEC-5	South central (Former underground hoist)	(10) Commercial autobody shops	Onsite	Metals, PCBs, PHCs, VOCs	Soil
APEC-6	Southwest (former fuel oil UST)	(28) Gasoline and Associated Product Storage in Fixed Tanks	Onsite	PHCs, Metals	Soil and Groundwater
APEC-7	South central (residence adjacent to former gas station)	(28) Gasoline and Associated Product Storage in Fixed Tanks	Onsite	PHCs, Metals	Soil and Groundwater
APEC-8	A: Former UST	(30) Importation of Fill Material of Unknown Quality	Onsite	Metals, Inorganics, PAHs	Soil
	B: Former pump island				
	C: Former UST				
	D: Former waste oil UST				
	E: Former fuel oil UST				

APEC-9	Entire site	(Other) Use of salt for the management of snow and ice in the parking lot and on adjacent roads	Onsite and offsite	Inorganic parameters	Soil and Groundwater
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APEC-7 is on the residential property, which forms the south part of the Subject Property, because of the potential for contaminant migration from the former gas station.

APEC-8: Based on the review of historical records, areas of the site were remediated or USTs were decommissioned. Some excavated soil; deemed clean (based on field screening measurements) was used as backfill material. Additional fill would also have been imported. No analytical sampling was completed on the backfill material prior to placement at the site. The COPCs associated with this type of material are generally metals, inorganics and PAHs. The various locations on the Subject Property where fill had been noted to have been placed are identified as:

- A: Northwest corner where USTs were initially located;
- B: Former pump island area, remediated in 2000;
- C: UST location identified during site decommissioning in 2000;
- D: Area of former waste oil UST; and
- E: Area of former fuel oil UST.

APEC-9: The common use of salt for management of snow and ice may have resulted in elevated conductivity in soil and groundwater, sodium adsorption ration in soil and sodium and chloride in groundwater. APEC-9 on the entire Subject Property is based on PCAs that occurred both on the property and on the adjacent roads.

Based on the historical review and site reconnaissance, MMM concludes that there is a potential for soil and groundwater contamination at the Subject Property.

6.3 Phase One Conceptual Site Model

Based on the historical review and site visit, MMM concludes that there is a potential for soil and groundwater contamination at the Subject Property associated with the automotive repair centre and gasoline retail outlet operating from the 1930s to 1997. Information presented in this report that frames the Conceptual Site Model is included in Figure 2 and Figure 3 and is summarized as follows:

- ◆ A single residential structure and small parking lot kiosk are on the Subject Property;
- ◆ No water bodies are within the study area;
- ◆ No areas of natural significance are in the study area;
- ◆ The extent of the removal of former underground utilities was not recorded in previous reports. It is possible that abandoned conduits remain on the Subject Property.
- ◆ No drinking water wells are in the study area;

- ◆ Surrounding land uses (Figure 2) include residential uses to the north, east, south and west. Immediately adjacent to the Subject Property are Somerset Street West (to the north) and Lebreton Street North (to the west).
- ◆ Site soil conditions (silty sand to sand and gravel) provide moderate to high permeability for contaminant migration;
- ◆ Groundwater is approximately 3.3 to 3.7 m below ground surface, based on field measurements during previous investigations;
- ◆ The local topography is gently sloped down to the northwest towards the Ottawa River approximately 1.1 km from the Subject Property.
- ◆ Regional groundwater is generally expected to flow north towards the Ottawa River. It should be noted that local groundwater flow may be influenced by underground utilities (i.e., service trenches) and building structures.
- ◆ Bedrock within the phase one study area consists of nodular to black laminated limestone of the Collingwood formation with a drift thickness estimated to be between 0 and 10 m deep. The surficial geology within the phase one study area is comprised of sandy silt to silty sand rising to paleozoic bedrock near the surface. Based on site investigations however, site geology consists of silty sand and gravel, which would have a moderate to high permeability.

Past soil sampling identified impacts from PHCs in soil. Based on the known history of the Subject Property, potential contaminants of concern related to the PCAs include metals, inorganics (chloride), PHCs, VOCs, PCBs and PAHs (Table 5). Residual contamination is suspected on-site and abandoned utility trenches may be present to facilitate migration of mobile contaminants. The only PCA on site since 2000 is the use of salt for snow and ice management. Therefore, the investigation of identified APECs should allow for the interpretation of the extent of residual contamination and contaminant migration.

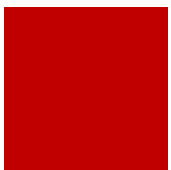
Although there are uncertainties in every Phase One ESA, the information available for the Subject Property dating back 80 years, and the consistency in the land use provides an acceptable level of confidence in the CSM.

7.0 CONCLUSIONS

MMM concludes that a Phase Two ESA is required to support the filing of a record of site condition.

It is concluded that previous investigations identified contaminants in soil and potentially groundwater at the Subject Property. Based on a review of records, previous reports and observations made during the site visit, environmental impacts may remain in some areas of the Subject Property. The following observations can be made:

- ◆ The north part of the Subject Property has been used as an automotive repair shop and gasoline retail outlet since the early 1930s. This part of the site is currently a parking lot. The automobile service centre and gas station had five USTs associated with their operations removed in 1997. There is no documentation to confirm that two USTs identified in the 1956 FIP and the underground hoists were removed during decommissioning.
- ◆ The previous investigation identified potential groundwater impacts in the vicinity of MW-003



but a sample was never collected and submitted for chemical analysis. Because xylene contamination in soil was observed to depths of 4 meters below the ground surface, xylene may have impacted the groundwater that was observed at 3 to 3.5 meters below the ground surface.

- ◆ Two municipal roads (Somerset Street West and Lebreton Street North) have been adjacent to the Subject Property since its first development.
- ◆ Land uses on properties within the study area included a commercial garage to the northwest and a laundry and cleaners to the southeast. These uses are considered cross-or down-gradient to the Subject Property and therefore they do not contribute to APECs on the Subject Property.

8.0 ASSESSOR QUALIFICATIONS

8.1 MMM Group Limited

For six decades, MMM Group Limited has offered comprehensive consulting services in design, planning, project management, contract administration and construction inspection services in the environmental engineering, municipal engineering, urban development and recreational development fields. The firm employs 2,000 professional, technical and administrative staff, in offices across Canada with expertise in all facets of the environmental field. The Environmental Management Department specializes in conducting ESAs, hazardous materials assessment, removal of underground storage tanks, groundwater investigations and site remediation.

8.2 Qualified Person

The Phase I ESA was managed and reviewed by Carolyn I. Adams, M.A.Sc., P.Eng., Manager of Environmental Management and an Associate with MMM. She is a chemical engineer with 23 years of experience. She is a registered Qualified Person under Ontario Regulation 153/04 and has conducted hundreds of Phase One and Phase Two ESAs at industrial, commercial and residential properties. She has the experience and knowledge to identify PCAs based on current and historical land use.

8.3 Technical Support

Site reconnaissance and reporting was completed by Mr. Mark Hudson, B.Eng., Ms. Allison Read, GIT, and Mr. Justin Serroul, B.Sc. Mr. Hudson is a Site Inspector / Designer at MMM's Ottawa Office. He conducts inspections of various construction sites, dealing with contractors and implementing proper Health & Safety and Environmental controls on site. Ms. Read is a geologist with MMM who conducts environmental and hydrogeological investigations at various properties. Mr. Serroul is an Environmental Scientist at MMM's Thornhill Office. He conducts Phase One and Two ESAs including document research, site visits, interviews, reporting, and mapping. As well, he implements field investigations, including surface sampling and groundwater monitoring and sampling.

8.4 Signatures

This Phase One ESA was conducted under the undersigned Qualified Person, in accordance with the requirements of O. Reg. 153/04. She authorizes the issuance of this report on behalf of:



MMM GROUP LIMITED

Carolyn I. Adams, P.Eng
Manager
Environmental Management

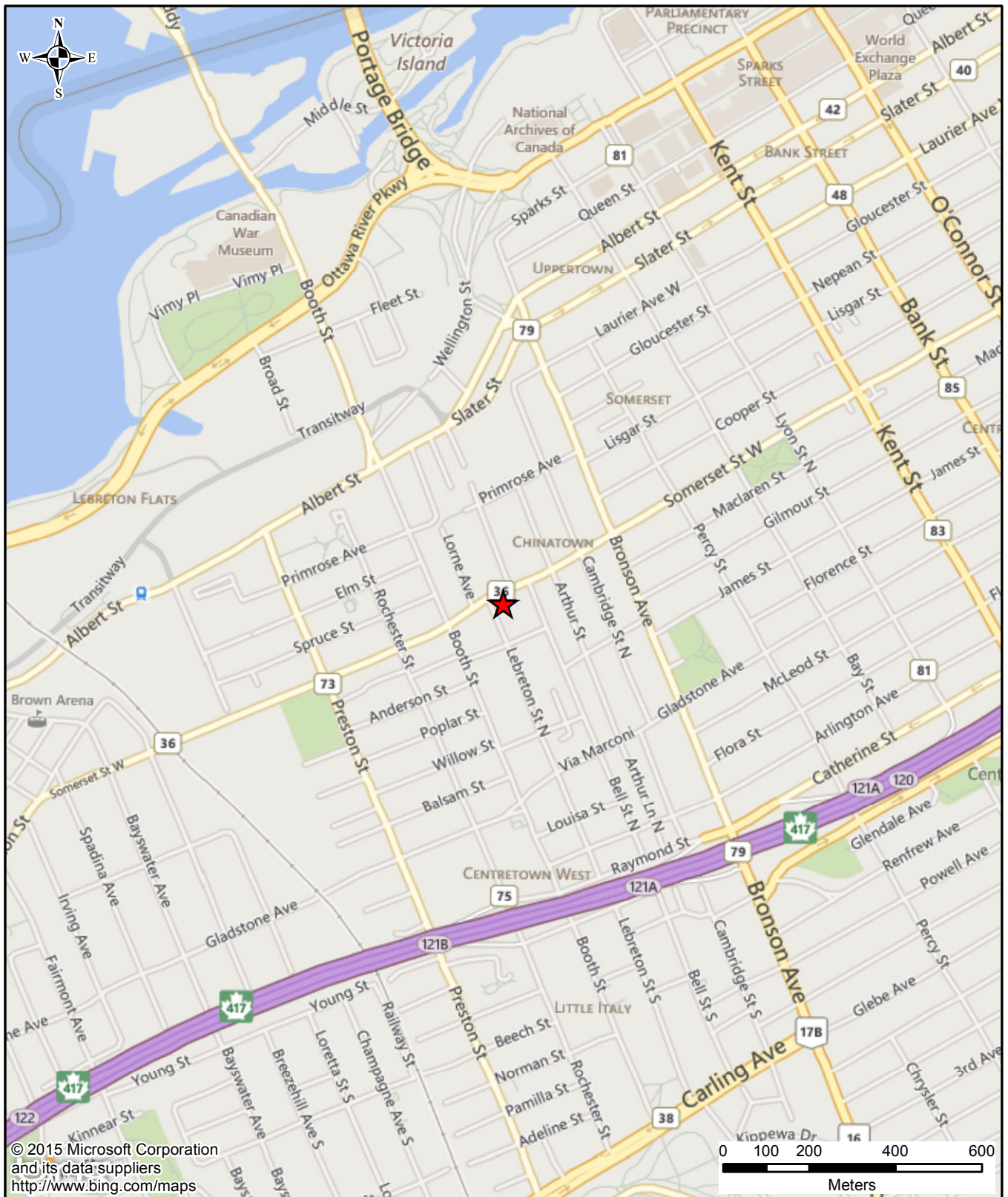
9.0 STANDARD LIMITATIONS

Standard conditions and limitations are presented in Appendix C as they apply to this report.

This report has been prepared for use by the DCR Phoenix Group and Mr. Ken Yip in accordance with generally accepted environmental investigation practices at the time of the assessment including the requirements of *O. Reg. 153/04*.

10.0 REFERENCES

- Armstrong, D.K. and Dodge, J.E.P. 2007. *Paleozoic geology of southern Ontario; Ontario Geological Survey, Miscellaneous Release – Data 219*.
- Chapman, L.J. and Putman, D.F. 2007. *Physiography of southern Ontario; Ontario Geological Survey, Miscellaneous Release – Data 228*.
- City of Ottawa, 2012. *City of Ottawa Online Maps*. <http://apps104.ottawa.ca/emap/>
- National Air Photo Library. Digital aerial photo. Date: 1950-05-26, Roll number: A12504, Photo number: 70, Scale: 1:10,000.
- National Air Photo Library. Digital aerial photo. Date: 1987-05-19, Roll number: A27094. Photo number: 1, Scale: 1:7,000
- Ontario Geological Survey. 2010. *Surficial geology of southern Ontario; Ontario Geological Survey, Miscellaneous Release – Data 128 – Revised*.
- Ontario Ministry of the Environment. 2011. Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Act. July 2011.



J:\1442 Projects by Job Number\2012\14-12815-001 Phoenix Homes\50 Mapping\MXD\Figure 1 Site Location.mxd

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Legend

★ Site Location

Client:

DCR Phoenix Homes

Title:

Site Location

Prepared by:

 **MMM GROUP**

14-12815-001-PH1

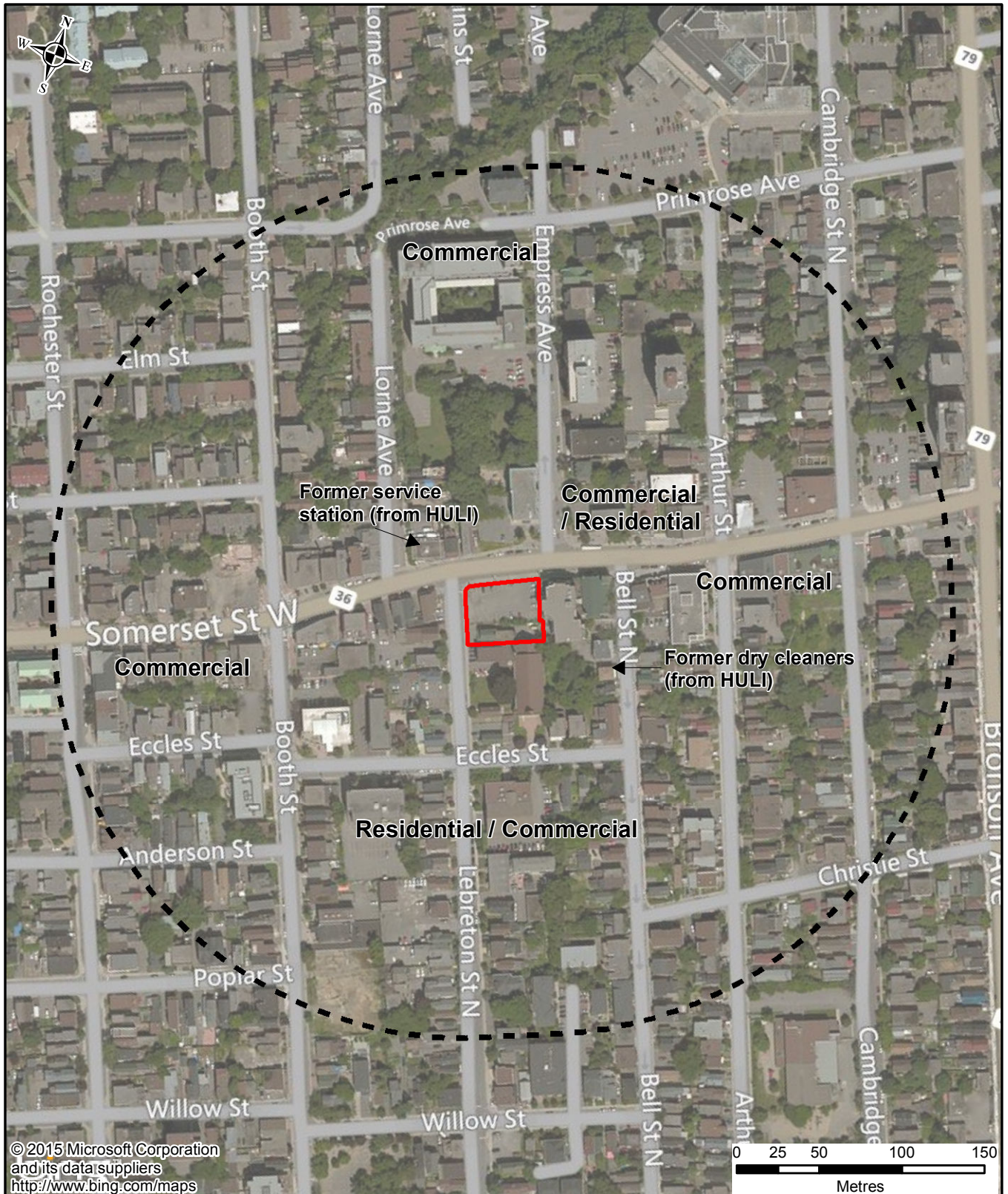
Scale as Shown

Review: CIA

Date: March 2015

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Figure: 1



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Legend

- Site Boundary
- Phase One ESA Study Area (250 m Radius)

Client:

DCR Phoenix Homes

Title:

Site Plan

Prepared by:



14-12815-001-PH1

Scale as Shown

Review: CIA

Date: March 2015

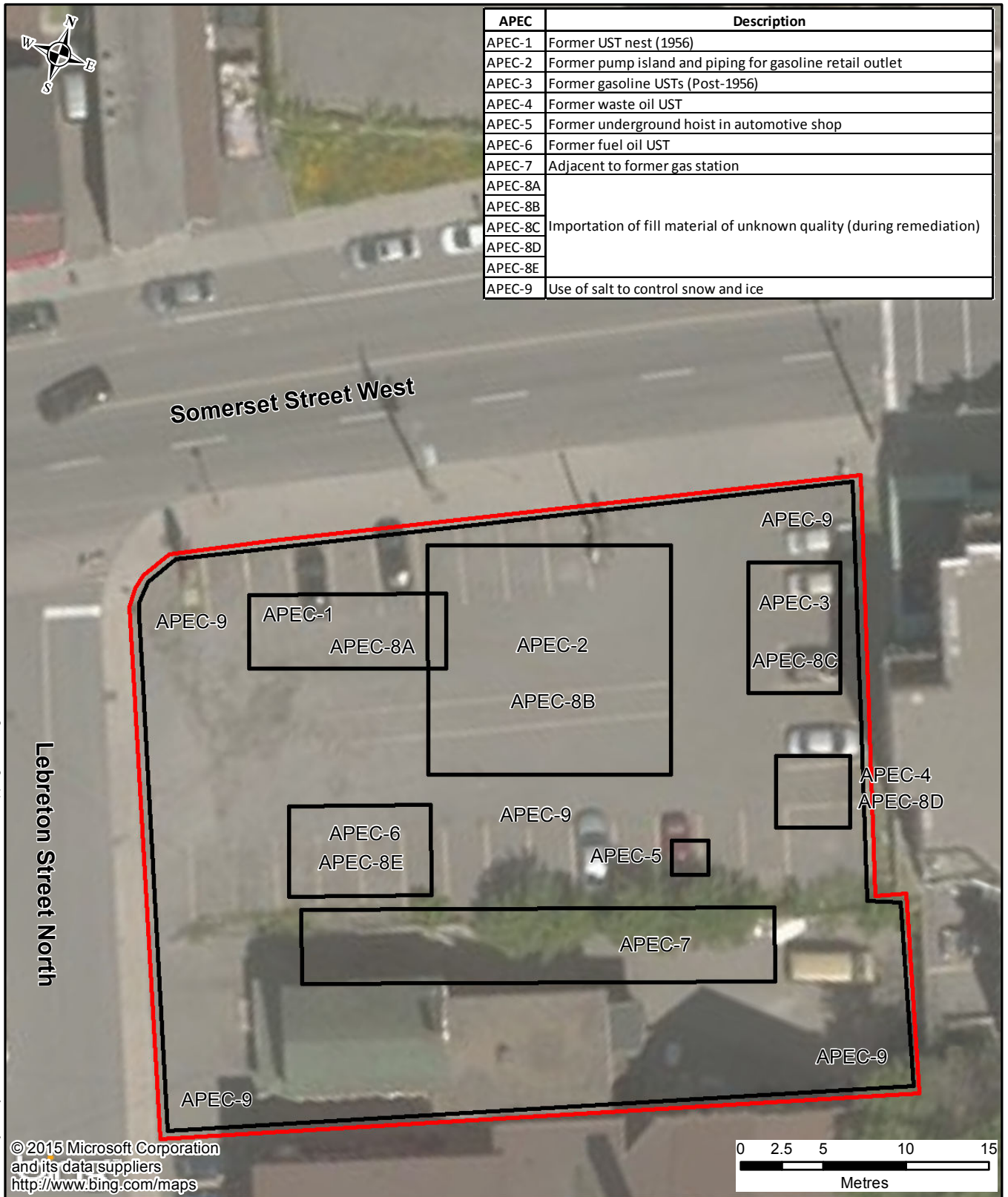
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Figure: 2



APEC	Description
APEC-1	Former UST nest (1956)
APEC-2	Former pump island and piping for gasoline retail outlet
APEC-3	Former gasoline USTs (Post-1956)
APEC-4	Former waste oil UST
APEC-5	Former underground hoist in automotive shop
APEC-6	Former fuel oil UST
APEC-7	Adjacent to former gas station
APEC-8A	Importation of fill material of unknown quality (during remediation)
APEC-8B	
APEC-8C	
APEC-8D	
APEC-8E	Use of salt to control snow and ice
APEC-9	

J:\1442 Projects by Job Number\2012\14-12815-001 Phoenix Homes\50 Mapping\MXD\Figure 3 APECs.mxd

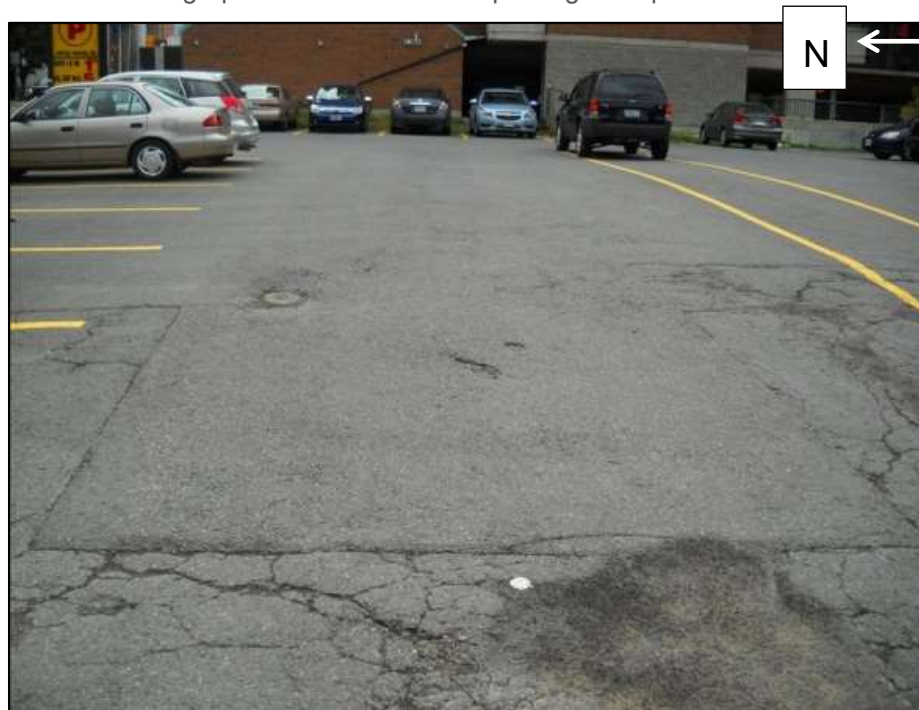


Legend <div><div></div> Site Boundary</div> APEC-1 Areas of Potential Environmental Concern	Client: DCR Phoenix Homes		
	Title: Areas of Potential Environmental Concern		
	Prepared by: <div><div></div>MMM GROUP</div>		
	14-12815-001-PH1	Scale as Shown	Review: CIA
	Date: May 2015	Figure: 3	
	© Queen's Printer for Ontario		

PHOTOGRAPHS



Photograph 1: Paved section of parking lot in poor condition.



Photograph 2: Monitoring well located near the central portion of the Subject Property.



Photograph 3. Residence at 13 Lebreton Street North



Photograph 4. Boundary between 770 Somerset Street West and 13 Lebreton Street North

BELL STREET NORTH

(Formerly Bell Road)

N23°35'00"W (M) (23°27'50"W P1) 98.89 (RWA, P1&M)

PART 1
PLAN SR-14238

"ST. LUKES" CHURCH
AND PARISH HALL

PART 2
PLAN SR-14238

REGISTERED

PART 1
PLAN SR-14238

PLAN

No. 4908

LOT 23

98.93 (RWA&M)

LOT 22

LOT 21

LEBRETON STREET NORTH
(Formerly Lebreton Street Per Registered Plan No. 4908)

SURVEYOR'S REAL PROPERTY REPORT - PART 1

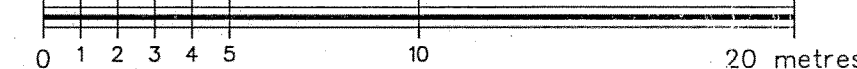
PLAN OF

PART OF LOTS 26 AND 31

REGISTERED PLAN No. 4908

CITY OF OTTAWA

SCALE 1:200



FAIRHALL, MOFFATT & WOODLAND LIMITED

ONTARIO LAND SURVEYORS

NOTES

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM N.C. HORIZONTAL CONTROL MONUMENTS No. 0198930878 (N5030478.294, E386486.483) AND 0197534209 (N5030336.709, E386708.457) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30'W LONGITUDE, ZONE 9 OF THE 3° MTM ONTARIO COORDINATE SYSTEM (NAD 83).

LEGEND

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- IB - IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- NCC - NATIONAL CAPITAL COMMISSION
- D - INSTRUMENT No. NS185691
- P - REGISTERED PLAN No. 4908
- P1 - PLAN SR-14238
- P2 - PLAN OF SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEK O.L.S. (JOB No. 0-293-89)
- (S) - SET
- (M) - MEASURED
- (RWA) - R. W. ARNETT, O.L.S. (REF 5-4908)
- HRF - H. R. FARLEY SURVEYING LTD, O.L.S. (PLAN OF SURVEY OF No. 15 LEBRETON STREET DATED DEC. 09, 1983)
- GCM - G.C.M. MCROSTIE, O.L.S. (REF 1-4908)
- UP - UTILITY POLE
- WIT - WITNESS

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND

PART OF LOT 26, REGISTERED PLAN No. 4908, CITY OF OTTAWA AS IN ALL OF PIN 04109-0235 AND PART OF LOT 31, REGISTERED PLAN No. 4908, CITY OF OTTAWA AS IN ALL OF PIN 04109-0245.

REGISTERED BASEMENTS

NONE REGISTERED. NOTE OVERHEAD UTILITY WIRES AT No. 15 LEBRETON CROSS SOUTHWESTERLY CORNER AND THOSE CROSSING NORTHWESTERLY CORNER.

REMARKS

NOTE SIGN AND PHONE BOOTH ENCROACHES AT NORTHWEST PROPERTY CORNER. NOTE NORTH FACE OF WALL OF CHURCH No. 15 LEBRETON ENCROACHES OVER SOUTHERLY BOUNDARY. NOTE LOCATION OF SIDEWALKS ALONG NORTHERLY AND EASTERLY BOUNDARIES.

ZONING

COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT

THIS REPORT WAS PREPARED FOR
KEN YIP
THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1461244

SURVEYOR'S CERTIFICATE

I CERTIFY:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 23, 2005.

2005/05/26
DATE

DAVID W. WOODLAND
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

Fairhall
Moffatt &
Woodland

235 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.ca

JOB No.
E21800
FILE No.
Drawing Name
S:\085\2350\2350.DWG (WP)
REFERENCE No.
13-4908



Legend

Site Boundary

Client:

DCR Phoenix Homes

Title:

1987 Aerial Photograph

Prepared by:



14-12815-001-PH1

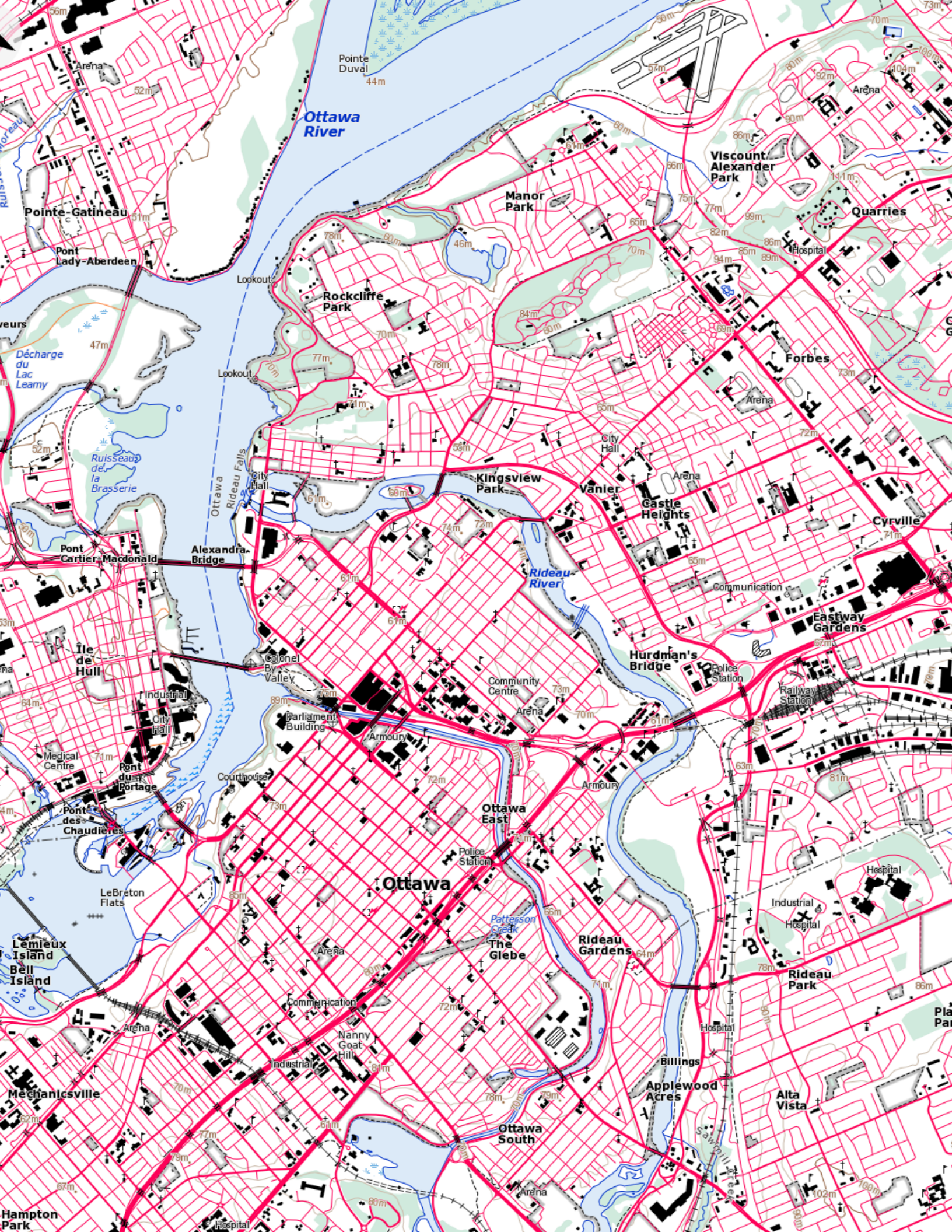
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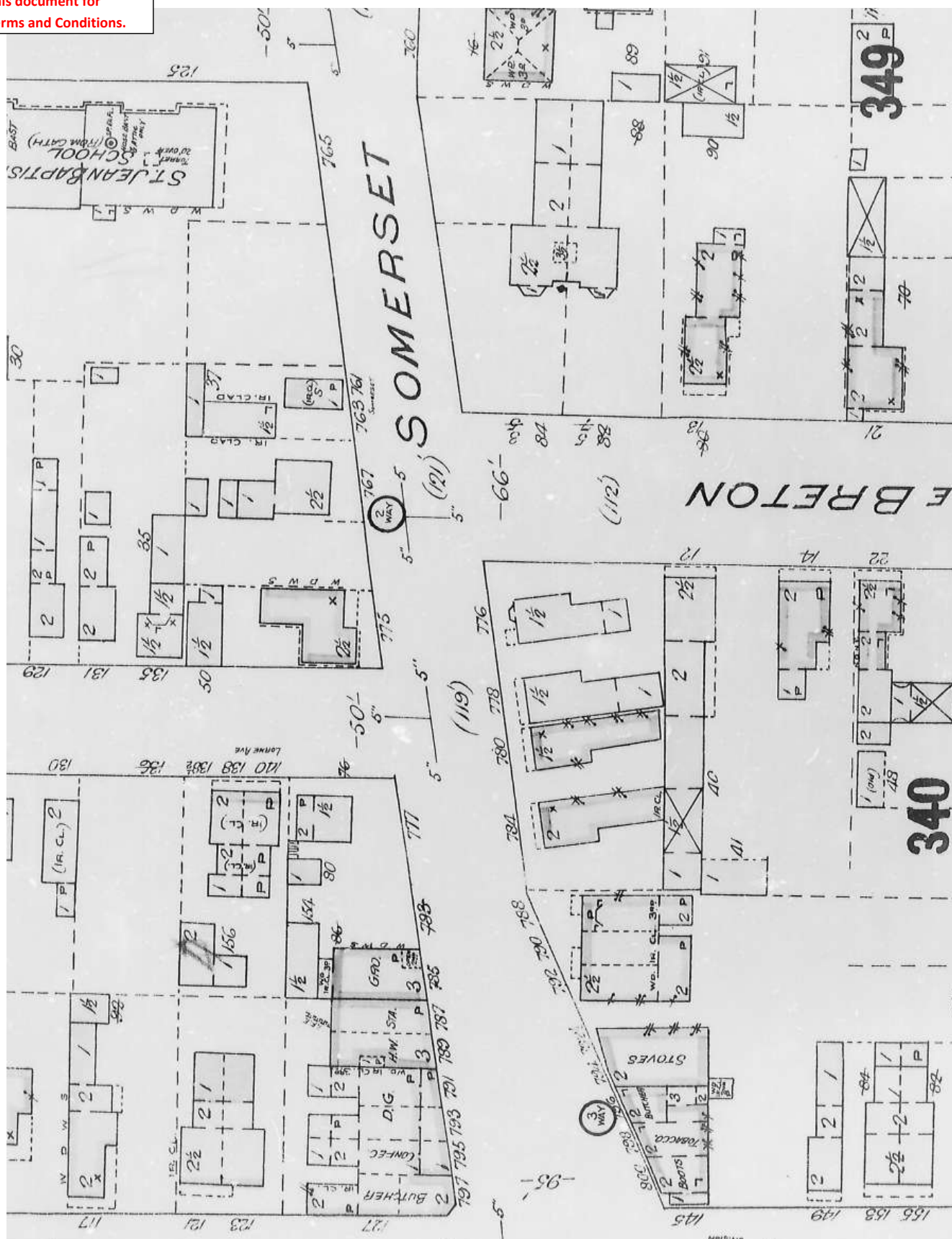
Review: CIA

Date: December 2013

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Figure: A-1





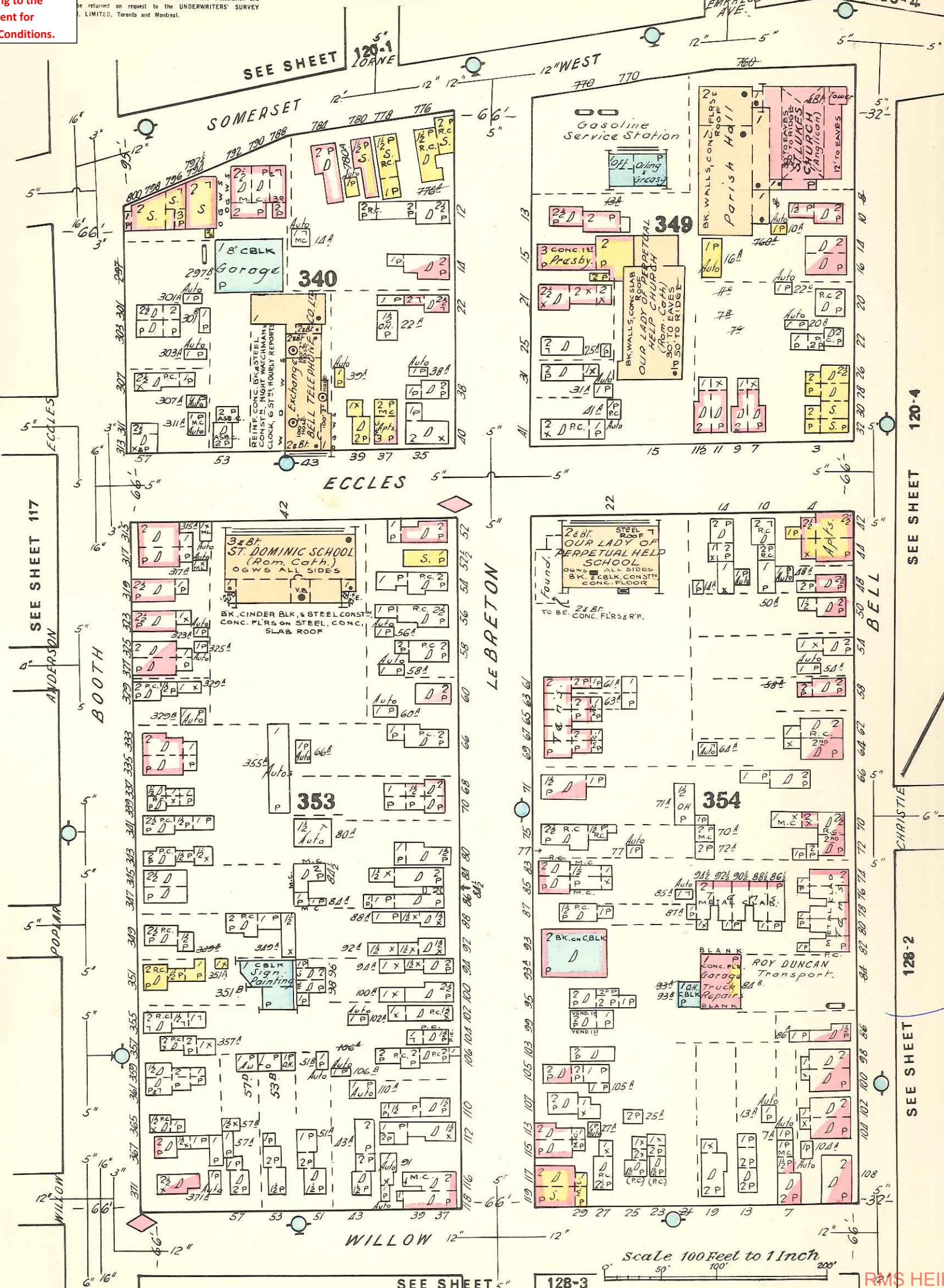


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OTTAWA 1956 L. 1
JULY

128-1



SEE SHEET 120-4

SEE SHEET 128-2

SEE SHEET 5

128-3

City Directory Information Source
Vernon's Ottawa, Ontario City Directory

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 2010	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Fuschian Vietnamese Rest.
752 Somerset Street West	-Multi Tenant Commercial
774 Somerset Street West	-Royal Treasure Rest.
778 Somerset Street West	-Tom's Diner
780 Somerset Street West	-Eastview Travel
784 Somerset Street West	-Pho-Bo-Ga La Rest.
13 Lebreton Street North	-Address Not Listed
15 Lebreton Street North	-Orthodox Cathedral
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 2004/2005	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Cam Kong Vietnamese Rest.
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Royal Treasure Rest.
778 Somerset Street West	-Lan Ky Rest.
780 Somerset Street West	-Eastview Travel
784 Somerset Street West	-Pho-Bo-Ga La Rest.
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1999/2000	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Mee Xim Rest.

752 Somerset Street West	-Res (1 tenant) -Lyan Pharmacy
774 Somerset Street West	-Royal Treasure Rest.
778 Somerset Street West	-Café Orient
780 Somerset Street West	-Eastview Travel
784 Somerset Street West	-Ken's Rest.
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1994/1995	
Site Listing:	-Som Auto Centre
Adjacent Properties:	
726 Somerset Street West	-Mee Fung Rest.
752 Somerset Street West	-Res (1 tenant) -Golden Mile Pharmacy
774 Somerset Street West	-Pavone's Italian Cuisine
778 Somerset Street West	-Café Orient
780 Somerset Street West	-Multi Tenant Office

784 Somerset Street West	-Orchid Rest.
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1988/1989	
Site Listing:	-Regent Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Under Construction
774 Somerset Street West	-Pavone's Italian Cuisine
778 Somerset Street West	-Vacant
780 Somerset Street West	-Multi Tenant Office
784 Somerset Street West	-Lee Garden Rest.
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1984	
Site Listing:	-Regent Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Somerset Rest.
778 Somerset Street West	-Hoa Viet Oriental Grocery
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1979	
Site Listing:	-Angelo's Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed

752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Somerset Rest.
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1974	
Site Listing:	-Angelo's Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Somerset Rest.
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)

13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1969	
Site Listing:	-Texaco Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Irene Lunch
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1964	
Site Listing:	-Texaco Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Irene Lunch
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1959	
Site Listing:	-Texaco Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed

752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Irene Lunch
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1954	
Site Listing:	-Texaco Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Irene Lunch
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)

13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Lady of Perpetual Help Church
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1949	
Site Listing:	-Clement's Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Brown Derby Rest.
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Res (1 tenant)
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1944	
Site Listing:	-Clement's Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Brown Derby Rest.
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Res (1 tenant)
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1939	
Site Listing:	-Clement's Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed

752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Res (1 tenant)
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1934	
Site Listing:	-Clement's Service Centre
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)

13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Res (1 tenant)
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1929	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1924	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Res (1 tenant)

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1919	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed

752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1914	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)

13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1909	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1904	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Res (1 tenant)
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1898/1899	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed

752 Somerset Street West	-Address Not Listed
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)
13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1894/1895	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Address Not Listed
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Res (2 tenant)
780 Somerset Street West	-Res (1 tenant)
784 Somerset Street West	-Res (1 tenant)

13 Lebreton Street North	-Res (2 tenant)
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

PROJECT NUMBER: 20120812001	
Site Address:	770 Somerset Street West, Ottawa, ON
Year: 1898/1899	
Site Listing:	-Address Not Listed
Adjacent Properties:	
726 Somerset Street West	-Address Not Listed
752 Somerset Street West	-Address Not Listed
774 Somerset Street West	-Address Not Listed
778 Somerset Street West	-Address Not Listed
780 Somerset Street West	-Address Not Listed
784 Somerset Street West	-Address Not Listed
13 Lebreton Street North	-Address Not Listed
15 Lebreton Street North	-Address Not Listed
14 Bell Street North	-Address Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory



Canada's Primary Environmental Risk Information Service

Project Site: Phoenix Homes
770 Somerset Street West
Ottawa, ON

Client: Justin Serroul
MMM Group Ltd.
100 Commerce Valley Drive West
Thornhill, ON L3T0A1

ERIS Project No: 20120809030

Report Type: Standard Report - .25km Search Radius

Prepared By: Rafal Wojtasik
rwojtasik@eris.ca

Date: August 20, 2012

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Site Name: Phoenix Homes
Site Address: 770 Somerset Street West Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

	<u>Section</u>
Report Summary <i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	i
Site Diagram <i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	ii
Site Profile <i>This table describes the records that relate directly to the property that is being researched.</i>	iii
Detail Report <i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	iv

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Water Well Information System	26

Appendix: Database Descriptions

Report Summary

Order Number: 20120809030
 Site Name: Phoenix Homes
 Site Address: 770 Somerset Street West Ottawa, ON
 Report Type: Standard Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database	Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	13	13
AUWR	Automobile Wrecking & Supplies	Y	0	4	4
BORE	Borehole	Y	0	8	1206
CA	Certificates of Approval	Y	2	7	375
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	2
COAL	Coal Gasification Plants	Y	0	0	1
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	3
EBR	Environmental Registry	Y	0	1	41
ECA	Environmental Compliance Approval	Y	0	0	3
EEM	Environmental Effects Monitoring	Y	0	0	101
EHS	ERIS Historical Searches	Y	0	7	361
EIIS	Environmental Issues Information System	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	7	7	163
FCON	Federal Convictions	Y	0	0	1
FCS	Contaminated Sites on Federal Land	Y	0	0	90
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	88
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	6	1655
HINC	TSSA Historic Incidents	Y	0	3	67
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	2	27
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	7
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	70
NPRI	National Pollutant Release Inventory	Y	0	0	87
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	4
OPCB	Inventory of PCB Storage Sites	Y	0	0	44

Report Summary

Order Number: 20120809030
Site Name: Phoenix Homes
Site Address: 770 Somerset Street West Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
ORD	Orders	Y	0	0	1	1
PAP	Canadian Pulp and Paper	Y	0	0	14	14
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0	0
PES	Pesticide Register	Y	0	0	62	62
PINC	TSSA Pipeline Incidents	Y	0	1	17	18
PRT	Private and Retail Fuel Storage Tanks	Y	1	1	63	64
PTTW	Permit to Take Water	Y	0	1	5	6
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	6	6
RSC	Record of Site Condition	Y	0	1	30	31
RST	Retail Fuel Storage Tanks	Y	0	0	22	22
SCT	Scott's Manufacturing Directory	Y	0	4	437	441
SPL	Ontario Spills	Y	0	8	397	405
SRDS	Wastewater Discharger Registration Database	Y	0	0	4	4
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	2	2
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	10	10
WWIS	Water Well Information System	Y	0	1	170	171
		TOTAL	10	58	5,653	5,711

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Pinpointing Your Environmental Risks

80 Valleybrook Dr, Toronto, ON M3B 2S9
416-510-5204

Project Property: Phoenix Homes
770 Somerset Street West
Ottawa, ON

ERIS Project #: 20120809030

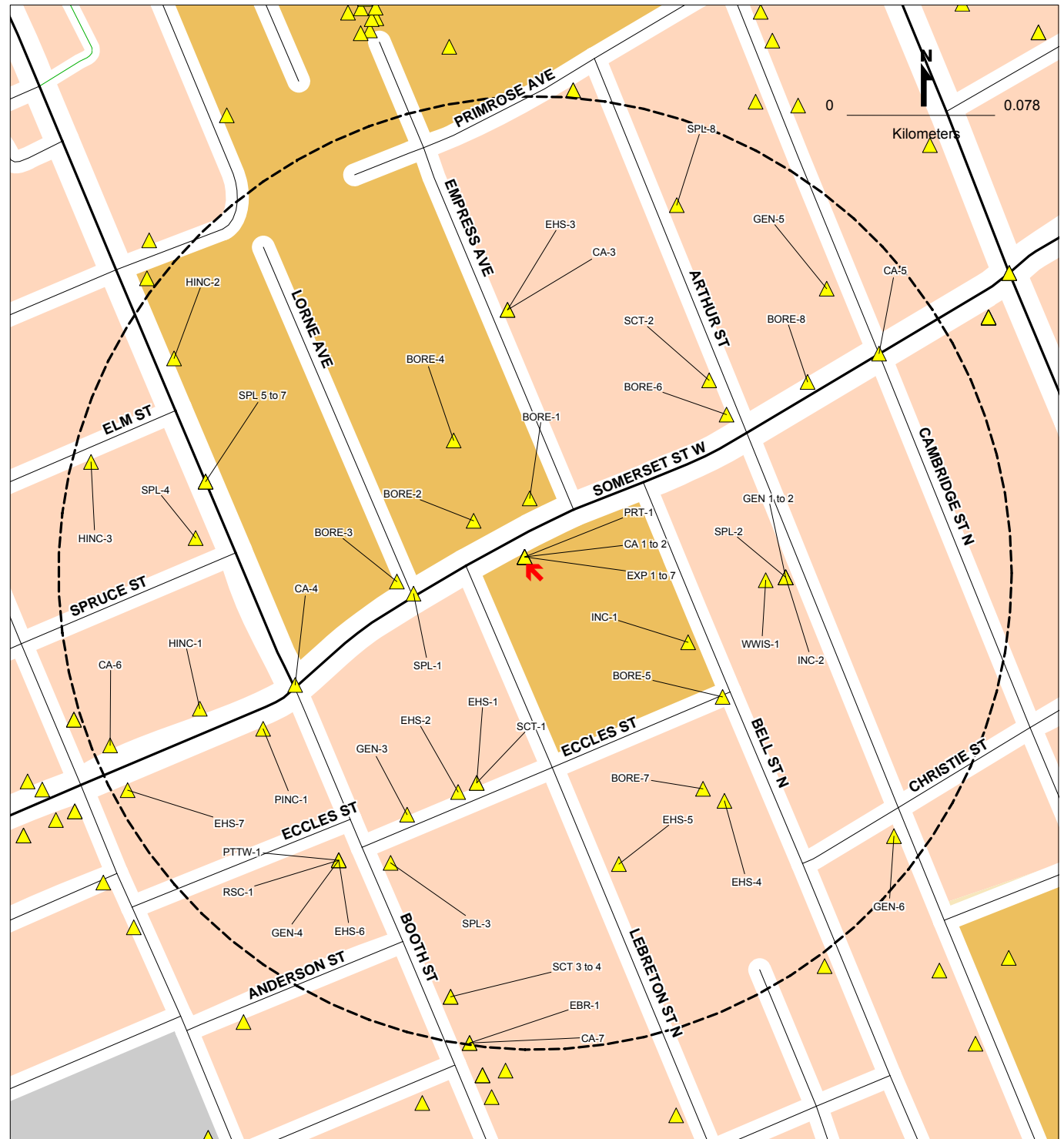
Date: AUG-20-2012

LEGEND

	Project Property	Landuse Classifications
	Database Location	Open Area
Points of Interest		Residential
	Chimney	Commercial
	Silo	Resource and Industrial
Pipe & Transmission Lines		Government and Institutional
	Pipeline	Parks and Recreational
	Transmission Line	Waterbody
	Transmission Tower	Recreation
	Transformer Station	Golf Course/Driving Range
Rail		Park/Sports Field
	Railway - Main	Other Recreation Area
	Railway - Sidetrack	Sports/Race Track
	Railway - Abandoned	Cemetery
	Bridge	Campground
	Tunnel	Vegetation
Transportation - Other		Wooded Area
	Embankment	Orchard
	Trail	Vineyard
	Runway	Industrial Resources
Hydrographic Features		Conveyor
	Permanent Waterway	Crane: Moveable
	Intermittent Waterway	Crane: Stationary
	Open Reservoir	Tank
	Dyke/Levee	Rock Cut
	Dam	Auto Wrecker
	Breakwall	Lumber Yard
	Wetland	Pit

This diagram is to be used solely for relative street location purposes.
It may not accurately portray street or site positions.

SITE DIAGRAM



Site Report

Order Number: 20120809030
Site Name: Phoenix Homes
Site Address: 770 Somerset Street West Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Certificates of Approval

Map Key	Company Name	Address	City	Postal Code
CA-1	1394827 Ontario Limited	770 Somerset Street	Ottawa	
CA-2	City of Ottawa	770 Somerset Street	Ottawa	

Private and Retail Fuel Storage Tanks

Map Key	Company Name	Address	City	Postal Code
PRT-1	SUNYS PETROLEUM INC	770 SOMERSET ST W	OTTAWA	K1R6P9

List of TSSA Expired Facilities

Map Key	Company Name	Address	City	Postal Code
EXP-1	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	
EXP-2	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	
EXP-3	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	
EXP-4	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	
EXP-5	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	
EXP-6	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	
EXP-7	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W	OTTAWA	

Detail Report

Order Number: 20120809030
Site Name: Phoenix Homes
Site Address: 770 Somerset Street West Ottawa ON
Report Type: Standard Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Borehole

Certificates of Approval

Environmental Registry

ERIS Historical Searches

List of TSSA Expired Facilities

Ontario Regulation 347 Waste Generators Summary

TSSA Historic Incidents

TSSA Incidents

TSSA Pipeline Incidents

Private and Retail Fuel Storage Tanks

Permit to Take Water

Record of Site Condition

Scott's Manufacturing Directory

Ontario Spills

Water Well Information System

Page 1 of Borehole
Environmental Risk Information Services Ltd.

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-2			800915	Borehole	Geotechnical/Geological Investigation
Status:					
Drill Method: Hollow stem auger					
UTM Zone: 18					
Easting: 444491.666					
Northing: 5028773.460					
Location Accuracy:					
Orig. Ground Elevation(m): 30.799999					
Elev. Reliability Note:					
DEM Ground Elevation(m): 76					
Total Depth(m): 5					
Primary Name: BH 2					
Township:					
Concession:					
Lot:					
Municipality					
Completion Date: 1977-AUG-30					
Static Water Level: 4.600000					
Primary Water Use:					
Secondary Water Use:					
Location Description:					
Geology					
Stratum ID					
Top Depth(m)					
Bottom Depth(m)					
Stratum Desc					
218565997			0	0	Asphalt
218565998			0	0.100000	Crushed Stone
218565999			0.100000	1.400000	Dark Brown Loose Fill-Misc sand silt With: Gr W Constr Debris
218566000			1.400000	2.200000	Brown Loose sand silt
218566001			2.200000	2.900000	Brown Dense Till sand silt With: Gr Trace: Cl
218566002			2.900000	4	Brown Compact Sand With: Gr
218566003			4	5	Brown Compact Silt - Sand

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-3			613207	Borehole	
			Status:		
			Drill Method:		
			UTM Zone: 18		
			Easting: 444451.000		
			Northing: 5028742.000		
			Location Accuracy:		
			Orig. Ground Elevation(m): 69.199997		
			Elev. Reliability Note:		
			DEM Ground Elevation(m): 74.400002		
			Total Depth(m): 5.800000		
			Primary Name:		
			Township:		
			Concession:		
			Lot:		
			Municipality		
			Completion Date: 1968-APR		
			Static Water Level:		
			Primary Water Use:		
			Secondary Water Use:		
			Location Description:		
			<u>Geology</u>	<u>Top Depth(m)</u>	<u>Bottom Depth(m)</u>
			<u>Stratum ID</u>		<u>Stratum Desc</u>
			218394136	0	2.300000
			218394137	2.300000	5.800000
					ARTIFICIAL.
					CLAY.
					GREY,SOFT,FISSURED.
					00000 011 00075 068
					0000003300075001 00150
					067 00000008

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-4			800910	Borehole	Geotechnical/Geological Investigation
Status: Drill Method: Hollow stem auger UTM Zone: 18 Easting: 444481.517 Northing: 5028815.643 Location Accuracy: Orig. Ground Elevation(m): 31.500000 Elev. Reliability Note: DEM Ground Elevation(m): 77.900002 Total Depth(m): 4.600000 Primary Name: BH 1 Township: Concession: Lot: Municipality Completion Date: 1977-AUG-30 Static Water Level: 3.900000 Primary Water Use: Secondary Water Use: Location Description:					
<u>Geology</u>		<u>Top Depth(m)</u>		<u>Bottom Depth(m)</u>	<u>Stratum Desc</u>
<u>Stratum ID</u>					
218565972		0		0.100000	Asphalt
218565973		0.100000		0.200000	Crushed Stone
218565974		0.200000		0.300000	Fill-Misc sand silt
218565975		0.300000		0.400000	Topsoil
218565976		0.400000		1.800000	Brown Loose to Compact sand silt
218565977		1.800000		3.400000	Brown Compact to Dense Till sand silt With: Cl W Gr
218565978		3.400000		4.600000	Brown Compact to Dense Silt - Sand

Borehole

Map Key	Company	Address	Borehole ID	Type	Use	
BORE-5			808702	Borehole	Geotechnical/Geological Investigation	
			Status:			
			Drill Method: Boring			
			UTM Zone: 18			
			Easting: 444621.719			
			Northing: 5028680.047			
			Location Accuracy:			
			Orig. Ground Elevation(m): 73			
			Elev. Reliability Note:			
			DEM Ground Elevation(m): 73.500000			
			Total Depth(m): 7.600000			
			Primary Name: BH 6			
			Township:			
			Concession:			
			Lot:			
			Municipality			
			Completion Date: 1965-FEB-3			
			Static Water Level: 0.300000			
			Primary Water Use:			
			Secondary Water Use:			
			Location Description:			
			Geology	Top Depth(m)	Bottom Depth(m)	Stratum Desc
			Stratum ID			
			218597417	0	0.800000	Asphalt With: Sa asphalt paving underlain by brown sand with some rock fragments in upper 1 ft
			218597418	0.800000	7.600000	Grey Limestone

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Environmental Risk Information Services Ltd.

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Environmental Risk Information Services Ltd.

Borehole

Map Key	Company	Address	Borehole ID	Type	Use	
BORE-8			807149	Borehole	Geotechnical/Geological Investigation	
<div>Status:</div> <div>Drill Method: Hollow stem auger</div> <div>UTM Zone: 18</div> <div>Easting: 444667.908</div> <div>Northing: 5028844.663</div> <div>Location Accuracy:</div> <div>Orig. Ground Elevation(m): 77.800003</div> <div>Elev. Reliability Note:</div> <div>DEM Ground Elevation(m): 77.800003</div> <div>Total Depth(m): 58.099998</div> <div>Primary Name: BH 108</div> <div>Township:</div> <div>Concession:</div> <div>Lot:</div> <div>Municipality</div> <div>Completion Date: 2000-JUN-15</div> <div>Static Water Level:</div> <div>Primary Water Use:</div> <div>Secondary Water Use:</div> <div>Location Description:</div>						
			<div>Geology</div> <div>Stratum ID</div>	<div>Top Depth(m)</div>	<div>Bottom Depth(m)</div>	<div>Stratum Desc</div>
			218591798	0	0.200000	Asphalt
			218591799	0.200000	0.700000	Base
			218591800	0.700000	0.800000	Concrete
			218591801	0.800000	1.800000	Brown Crushed Stone Sand FILL
			218591802	1.800000	10.400000	Bedrock LINDSAY FORMATION
			218591803	10.400000	46	VERULAM FORMATION
			218591804	46	53.900002	Grey Bedrock Limestone
			218591805	53.900002	57.200001	Dark Grey Bedrock Limestone with shale (shale content = 37%), transitional marker bed
			218591806	57.200001	58.099998	Light Brown-Grey to Brown Grey Bedrock Limestone BOBCAYGEON FORMATION

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	1394827 Ontario Limited	770 Somerset Street Ottawa	9850-645PJQ	2004	8/31/2004	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-2	City of Ottawa	770 Somerset Street Ottawa	0045-6J7NRB	2005	11/16/2005	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-3	DES JARDINS COOPERATIVE D'APPARTEMENTS L	100 EMPRESS AVENUE (SWM) OTTAWA K1R 7S6	3-0775-98-	98	6/17/1998	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-4	OTTAWA CITY	SOMERSET ST.W./BOOTH ST., CSO OTTAWA CITY	3-1067-97-	97	8/14/1997	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-5	R.M. OF OTTAWA-CARLETON	CAMBRIDGE ST./SOMERSET ST. OTTAWA CITY	7-0729-92-	92	8/5/1992	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-6	MRS. HUNG THI LUU & DR. T. DUONG	829-831 SOMERSET STREET, SWM OTTAWA	3-1403-98-	98	10/28/1998	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-7	Chado's Autobody Inc.	347 Booth Street Ottawa K1R 7K1	3241-5LHKEE	2004	6/21/2004	Air	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF OTTAWA-CARLETON	SOMERSET ST./BOOTH ST./BELL ST OTTAWA CITY	7-0838-97-	97	8/18/1997	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Environmental Registry

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
EBR-1	Chado's Autobody Inc.	347 Booth Street Ottawa K1R 7K1	2003	IA03E0237	8744-5JULGZ	Instrument Decision
				Instrument Type:	Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9	
				Proposal Date:	2/21/03	
				Location:	347 Booth Street Ottawa Ontario K1R 7K1	
				Proponent Address:	347 Booth Street Ottawa Ontario K1R 7K1	

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		43 Eccles St Ottawa K1R 6S3	20050328083 Addit. Info Ordered:	3/30/2005		0.25
EHS-2		43 and 45 Eccles Street Ottawa	20110401005 Addit. Info Ordered:	4/7/2011	Custom Report	0.25
EHS-3		100 Empress Avenue Ottawa K1R 7S6	20100305022 Addit. Info Ordered:	3/16/2010	Standard Report	0.25
EHS-4		50 and 54 Bell Street North Ottawa	20101018017 Addit. Info Ordered:	10/22/2010	Custom Report	0.25
EHS-5		55-65 Lebreton Street Ottawa K1R 7H3	20120416031 Addit. Info Ordered:	4/25/2012 2:58:07 PM	Standard Report	0.25
EHS-6		314 Booth Street Ottawa K1R 7K2	20090817046 Addit. Info Ordered:	8/26/2009	Standard Report	0.25
EHS-7		836 and 836 Somerset St. Ottawa	20041122011 Addit. Info Ordered:	11/23/04	Complete Report	0.25

List of TSSA Expired Facilities

Map Key	Company	Address	Instance ID	Instance Number	Context	Status:
EXP-1	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	52735	10907095	FS Piping	EXPIRED
			Description:	FS Piping		
EXP-2	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	51586	10907077	FS Piping	EXPIRED
			Description:	FS Piping		
EXP-3	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	50932	10907109	FS Piping	EXPIRED
			Description:	FS Piping		
EXP-4	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	51994	10907071	FS Liquid Fuel Tank	EXPIRED
			Description:	FS Liquid Fuel Tank		
EXP-5	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	51115	10907086	FS Liquid Fuel Tank	EXPIRED
			Description:	FS Liquid Fuel Tank		
EXP-6	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	50962	10907101	FS Liquid Fuel Tank	EXPIRED
			Description:	FS Liquid Fuel Tank		
EXP-7	FULLINE AUTOMOTIVE INC	770 SOMERSET ST W OTTAWA	397373	9849299	FS Facility	EXPIRED
			Description:	FS Gasoline Station - Full Serve		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	Tierney Stauffer	104 Arthur Street Ottawa K1R 7C2	Generator #: ON6030645 Approval Yrs: As of Jan 2010		221	Light fuels
GEN-2	Tierney Stauffer	104 Arthur Street Ottawa K1R 7C2	562990 Generator #: ON6030645 Approval Yrs: 2009	All Other Waste Management Services	221	LIGHT FUELS
GEN-3	Somerset West Community Health Centre Primary Health Care	55 Eccles Street Ottawa K1R 6S3	Generator #: ON6983682 Approval Yrs: As of Apr 2012		261 312	Pharmaceuticals Pathological wastes
GEN-4	Cornerstone Housing for Women Foundation	314 BOOTH STREET OTTAWA K1R 7K2	Generator #: ON5586022 Approval Yrs: As of Oct 2010		146 243 252	Other specified inorganic sludges, slurries or solids PCB Waste crankcase oils and lubricants
GEN-5	HYDRO OTTAWA LIMITED	132 CAMBRIDGE ST OTTAWA K1R7A7	221122 Generator #: ON3649016 Approval Yrs: 05	Electric Power Distribution	243	PCB'S
GEN-6	SUNSHINE (OUT OF BUS)	SERVICE AREA 164 ARTHUR ST. OTTAWA K1R 7C4	6542 Generator #: ON1740000 Approval Yrs: 93,94,95,96,97,98	BICYCLE SHOPS	213	PETROLEUM DISTILLATES

TSSA Historic Incidents

Map Key	Company	Address	External File Num	Date of Occurrence	Fuel Occurrence Type	Fuel Type Involved
HINC-1		801-821 SOMERSET STREET WEST OTTAWA	FS INC 0708-04455 Status Desc: Job Type Desc: Oper. Type Involved: Service Interruptions: Property Damage: Fuel Life Cycle Stage: Root Cause: Reported Details: Fuel Category: Occurrence Type: Affiliation: County Name: Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:	Completed - No Action Required Incident/Near-Miss Occurrence (FS)		
HINC-2		241 BOOTH STREET Ottawa K1R 7J5	FS INC 0611-03723 Status Desc: Job Type Desc: Oper. Type Involved: Service Interruptions: Property Damage: Fuel Life Cycle Stage: Root Cause: Reported Details: Fuel Category: Occurrence Type: Affiliation: County Name: Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:	11/8/2006	CO Release	Natural Gas

TSSA Historic Incidents

Map Key	Company	Address	External File Num	Date of Occurrence	Fuel Occurrence Type	Fuel Type Involved
HINC-3		16 ELM STREET OTTAWA K1R 6N1	FS INC 0903-01246	3/4/2009	Pipeline Strike	Natural Gas
			Status Desc:	Completed - Causal Analysis(End)		
			Job Type Desc:	Incident/Near-Miss Occurrence (FS)		
			Oper. Type Involved:	Private Dwelling		
			Service Interruptions:	Yes		
			Property Damage:	Yes		
			Fuel Life Cycle Stage:	Utilization		
			Root Cause:	Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:No Management:Yes Human Factors:Yes		
			Reported Details:			
			Fuel Category:	Gaseous Fuel		
			Occurrence Type:	Incident		
			Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)		
			County Name:	Ottawa		
			Approx. Quant. Rel:			
			Nearby body of water:			
			Enter Drainage Syst.:			
			Approx. Quant. Unit:			
			Environmental Impact:			

TSSA Incidents

Map Key	Company	Address	Incident ID	Incident Number	SR Type	Status Code
INC-1		22 Bell St. North Ottawa	2679944	523546	FS-Incident	Causal Analysis Complete
			Summary:	22 Bell St. North Ottawa - CO Release		
			Drainage System:			
			Sub Surface Contam.:			
			Aff. Prop. Use Water:			
			Contam. Migrated:			
			Contact Natural Env.:			
			Near Body of Water:			
			Approx. Quant. Rel.:			
			Equipment Model:	TT15CDGP		
			Serial No:	1025AGH 08215		
			Residential App. Type:	Space heater		
			Commercial App. Type:	Not applicable		
			Industrial App. Type:	Not applicable		
			Institutional App. Type:	Not applicable		
			Venting Type:	Un-vented		
			Vent Connector Mater.:	None		
			Vent Chimney Mater.:	Not applicable		
			Notes:	Infra red heater		
			Pipeline Type:			
			Pipeline Involved:			
			Pipe Material:			
			Depth Ground Cover:			
			Regulator Location:			
			Regulator Type:			
			Operation Pressure:			
			Pipeline Notes:			
			Liquid Prop Make:			
			Liquid Prop Model:			
			Liquid Prop Serial No:			
			Equipment Type:			
			Cylinder Capacity:			
			Cylinder Capac. Units:			
			Cylinder Material Type:			
			Tank Capacity:			
			Tank Material Type:			
			Tank Storage Type:			
			Tank Location Type:			
			Pump Flow Rate Capac			
			Liquid Prop Notes:			

TSSA Incidents

Map Key	Company	Address	Incident ID	Incident Number	SR Type	Status Code
INC-2		104 ARTHUR STREET, OTTAWA	2337834	186902	FS-Incident	Causal Analysis Complete
			Summary: 104 ARTHUR STREET, OTTAWA - LEAK Drainage System: Unknown Sub Surface Contam.: Unknown Aff. Prop. Use Water: No Contam. Migrated: Unknown Contact Natural Env.: Yes Near Body of Water: No Approx. Quant. Rel.: 190 Liters Equipment Model: Serial No: Residential App. Type: Commercial App. Type: Industrial App. Type: Institutional App. Type: Venting Type: Vent Connector Mater.: Vent Chimney Mater.: Notes: Pipeline Type: Pipeline Involved: Pipe Material: Depth Ground Cover: Regulator Location: Regulator Type: Operation Pressure: Pipeline Notes: Liquid Prop Make: Liquid Prop Model: Liquid Prop Serial No: Equipment Type: Cylinder Capacity: Cylinder Capac. Units: Cylinder Material Type: Tank Capacity: Tank Material Type: Tank Storage Type: Tank Location Type: Pump Flow Rate Capac Liquid Prop Notes:			

TSSA Pipeline Incidents

Map Key	Company	Address	Incident ID	Incident Number	SR Type	Status Code
PINC-1		808 Somerset Street West, Ottawa K1R 6R5	2861584	704644	FS-Pipeline Incident	Pipeline Damage Reason Est
			Summary	808 Somerset Street West, Ottawa - 1" Pipeline Hit		
			Spills Action Centre:			
			Reported By:	Jeff.Stiles@enbridge.com		
			Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)		
			Method Details:	utility damage		
			Fuel Category:	Heating Fuel		
			Fuel Occurrence Type:	Pipeline Strike		
			Date of Occurrence:	11/22/2011 0:00		
			Occurrence Start Date:	1/3/2012 0:00		
			Health Impact:	No		
			Occurrence Desc:	bell duct replacement		
			Environment Impact:	No		
			Property Damage:	Yes		
			Service Interrupt:	Yes		
			Fuel Type:	Natural Gas		
			Enforce Policy:	Yes		
			Operation Type:	Construction Site (pipeline strike)		
			Damage Reason:	Excavation practices not sufficient		
			Public Relation:	No		
			Pipeline System:	Transmission pipeline		
			Pipeline Type:	Service / Riser Distribution Pipeline		
			Depth:	35		
			Pipe Material:	Plastic		
			Regulator Location:	Outside		
			PSIG:	43		
			Regulator Type:	Service Regulator (up to 60 psi intake)		
			Notes:	fail to locate by hand		

Private and Retail Fuel Storage Tanks

Map Key	Company	Address	Location ID	Type	Expiry Date	Capacity (L)	Licence #
PRT-1	SUNYS PETROLEUM INC	770 SOMERSET ST W OTTAWA K1R6P9	11101	retail	1995-12-31	33600	0056919001

Permit to Take Water

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
PTTW-1	Cornerstone Housing for Women Foundation	314 Booth Street Ottawa K1R 7K2	2010	010-8815	5632-7Z2NDQ	Instrument Proposal
				Instrument Type: (OWRA s. 34) - Permit to take water		
				Proposal Date: January 13, 2010		
				Location: 314 Booth Street, Ottawa, ON		
				Proponent Address: 172 O'Connor Street Ottawa Ontario Canada K2P 1T5		

Record of Site Condition

Map Key	Company	Address	Date Submitted	Date Acknowledg.	Date Returned	Certification Date	Soil Type	Restoration Type
RSC-1	Cornerstone Housing for Women Foundation	314 BOOTH ST, OTTAWA, ON, K1R 7K2 K1R 7K2	23-Aug-10			28-Sep-09		
			Registration #: 85515 Stratified (Y/N): Criteria: Consultant: District Office: OTTAWA Intended Prop Use: Residential Current Property Use: Commercial Certificate Prop Use #: No CPU Applicable Standards: ESA Phase 1 Legal Description: Lots 18, 19 & 25, PL 55; PT LT 17, PL 55, AS IN N601963; OTTAWA/NEPEAN Prop. Identification #: 04108-0142 (LT) Entire legal prop. (y/n): Yes UTM Coordinates: NAD83 18-444415-5028586 Latitude & Longitude: 45.40858480N 75.71032330W (converted from UTM) Accuracy Estimate: 6 to 10 meters Measurement Method: Digitized from a satellite image CPU Issued Sect 1686: No					

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft ²)	Employment	SIC/NAICS Code	Description
SCT-1	St. Joseph Media Ottawa Group	43 Eccles St Floor 1 Ottawa K1R 6S3	01-AUG-58	5000		511120	Periodical Publishers
						511120	Periodical Publishers
SCT-2	Cyan Solutions Ltd.	58 Arthur St Suite 200 Ottawa K1R 7B9	01-AUG-94			337215	Showcase, Partition, Shelving and Locker Manufacturing
						323114	Quick Printing
						323115	Digital Printing
						323119	Other Printing
SCT-3	CANADIAN VETERINARY MEDICAL	339 BOOTH ST OTTAWA K1R 7K1	1960	2000	4	2721	PERIODICALS: PUBLISHING, OR PUBLISHING AND PRINTING
						511120	Periodical Publishers
SCT-4	Canadian Veterinary Medical Association	339 Booth St Ottawa K1R 7K1	1960	2000	4		

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1	CANADIAN WASTE SERVICES	CORNER OF LORNE ST AND SOMMERSET STREET DUMPSTERS OTTAWA CITY	169544	6/28/1999	6/28/1999		
			Incident Summary: CANADIAN WASTE: WASTE PAINT SPILLED TO ROAD. Incident Cause: OTHER TRANSPORTATION ACCIDENT Incident Reason: OTHER Nature of Impact: Receiving Medium: LAND Environmental Impact: NOT ANTICIPATED				
SPL-2	Francis Fuels<UNOFFICIAL>	104 Arthur Street Ottawa K1R 7C2	3636- 7VWUWF		9/15/2009	FURNACE OIL	12 L
			Incident Summary: TSSA - Oil tank leaking fuel 2-3gal, Francis Fuels Incident Cause: Tank (Above Ground) Leak Incident Reason: Unknown - Reason not determined Nature of Impact: Soil Contamination Receiving Medium: Environmental Impact: Not Anticipated				
SPL-3	FIRST FUEL	PRIVATE RESIDENCE 307 BOOTH ST. TANK TRUCK (CARGO) OTTAWA CITY K1R 7J8	1384	3/18/1988	3/18/1988		
			Incident Summary: CUMMINGS & REED FUEL - 1 TO 2 LITRES OF FURNACE OIL TO GROUND. Incident Cause: UNKNOWN Incident Reason: UNKNOWN Nature of Impact: Receiving Medium: LAND Environmental Impact: NOT ANTICIPATED				
SPL-4	OTTAWA HYDRO	1 SPRUCE STREET (AT BOOTH) TRANSFORMER OTTAWA CITY K1R 6N6	102589	7/11/1994	7/11/1994		
			Incident Summary: OTTAWA HYDRO: 1/2L TRANS-FORMER OIL TO GROUND FROMPOLE MOUNTED TRANSFORMER. Incident Cause: COOLING SYSTEM LEAK Incident Reason: OTHER Nature of Impact: Soil contamination Receiving Medium: LAND Environmental Impact: POSSIBLE				
SPL-5	City of Ottawa	Booth (from Somerset Street to Primrose); Cathcart Square Regulator; Keefer St (Ottawa; Ottawa; Ottawa; Ottawa	3164-7JAF CJ		9/8/2008		
			Incident Summary: City of Ottawa CSO - 6200m3 Incident Cause: Discharge Or Bypass To A Watercourse Incident Reason: Weather Nature of Impact: Surface Water Pollution Receiving Medium: Environmental Impact: Confirmed				

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-6	City of Ottawa	Booth (from Somerset Street to Primrose) Ottawa	2466-7GPHU2		7/19/2008	SEWAGE,RAW UNCHLORINATED	9000 m3
			Incident Summary: Ottawa - CSO block - discharge to Ottawa River Incident Cause: Discharge Or Bypass To A Watercourse Incident Reason: Overstress/Pressure - Any form of overloading wherein the design strength of the container was exceeded Nature of Impact: Surface Water Pollution Receiving Medium: Environmental Impact: Possible				
SPL-7	City of Ottawa	Booth (from Somerset Street to Primrose) Ottawa	0784-7VGQ36		9/1/2009	SEWAGE,RAW UNCHLORINATED	260 m3
			Incident Summary: SSO Ottawa Booth St regulator site Incident Cause: Discharge Or Bypass To A Watercourse Incident Reason: Unknown - Reason not determined Nature of Impact: Surface Water Pollution Receiving Medium: Environmental Impact: Confirmed				
SPL-8	OTTAWA HYDRO	41 ARTHUR ST. TRANSFORMER OTTAWA CITY K1R 7B8	85459	5/9/1993	5/10/1993		
			Incident Summary: OTTAWA HYDRO: 5L TRANSFORMER OIL LEAK FROMPOLE TRANSFORMER Incident Cause: COOLING SYSTEM LEAK Incident Reason: CORROSION Nature of Impact: Soil contamination Receiving Medium: LAND Environmental Impact: CONFIRMED				
n/a	OTTAWA-CARLETON, R.M. OF	ON THE TRANSITWAY EASTBOUND AT BOOTH AND LEBRETON MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY	125046	4/17/1996	4/17/1996		
			Incident Summary: OC TRANSP0-40L TRANSMISSION FLUID TO ROADWAY. Incident Cause: OTHER CAUSE (N.O.S.) Incident Reason: UNKNOWN Nature of Impact: Water course or lake Receiving Medium: LAND Environmental Impact: NOT ANTICIPATED				

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-1		lot 124 Ottawa	7139615	124			OTTAWA-CARLETON	OTTAWA CITY
Easting Nad83: 444645 Northing Nad83: 5028741 Zone: 18 Utm Reliability: margin of error : 10 - 30 m Construction Date: 10/9/2009 Primary Water Use: Test Hole Secondary Water Use: Well Depth: 6.71 ft Pump Rate: Static Water Level: Flow Rate: Clear/Cloudy: Specific Capacity: Final Well Status: Test Hole Construction Method: Diamond Flowing (y/n): Elevation (m): 76.17369 Elevation Reliability: Depth to Bedrock: Overburden/Bedrock: Water Type: Casing Material: PLASTIC								
			<u>Thickness</u>	<u>Original Depth</u>	<u>Material Colour</u>	<u>Material</u>		
			0.06 ft	0.06 ft		OTHER		
			2.02 ft	2.08 ft	BROWN	FILL, SAND, SILTY		
			4.63 ft	6.71 ft	GREY	LIMESTONE, ROCK		

Appendix: Ontario Database Descriptions

EcoLog Environmental Risk Information Services Ltd can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to EcoLog ERIS at the time of update. **Note:** Databases denoted with “*” indicates that the database will no longer be updated. See the individual database descriptions for more information.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

AAGR

The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.

Aggregate Inventory Up to Jun 2011

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800-Jan 2012

AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: “the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete”. Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Borehole 1875-Aug 2011

BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc.

For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Certificates of Approval 1985-Oct 30, 2011*

CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

TSSA Commercial Fuel Oil Tanks 1948-Aug 2011**CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Inventory of Coal Gasification Plants and Coal Tar Sites April 1987 and November 1988***COAL**

This inventory includes both the “Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987” and the “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Compliance and Convictions 1989-June 2012**CONV**

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Certificates of Property Use 1994-July 2012**CPU**

This is a subset taken from Ontario’s Environmental Registry (EBR) database. It will include all CPU’s on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Drill Holes 1886-Oct 2011**DRL**

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a “Report of Work”.

Environmental Activity and Sector Registry Oct 31, 2011-July 2012**EASR**

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren’t subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Environmental Registry 1994-July 2012**EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Environmental Compliance Approval Oct 31, 2011-July 2012**ECA**

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

List of TSSA Expired Facilities Current to Feb 2012**EXP**

This is a list of all expired facilities that fall under the TSSA (TSS Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

TSSA Fuel Storage Tanks Current to Jun 2011**FST**

The Technical Standards & Safety Authority (TSSA), under the *Technical Standards & Safety Act* of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Ontario Regulation 347 Waste Generators Summary 1986-Apr 2012**GEN**

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

TSSA Historic Incidents 2006-June 2009**HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. We also work to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

TSSA Incidents June 2009-Mar 2012**INC**

TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Landfill Inventory Management Ontario 2010**LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Mineral Occurrences 1846-Nov 2011**MNR**

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports 1992(water only), 1994-2010**NCPL**

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Ontario Oil and Gas Wells 1800-Feb 2012**OOGW**

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSRL Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Ontario Inventory of PCB Storage Sites 1987-Oct 2004**OPCB**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Orders 1994-July 2012**ORD**

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Pesticide Register 1988-Mar 2011**PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

TSSA Pipeline Incidents June 2009-Mar 2012**PINC**

TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Private and Retail Fuel Storage Tanks 1989-1996***PRT**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Permit to Take Water 1994-July 2012**PTTW**

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Ontario Regulation 347 Waste Receivers Summary 1986-2009**REC**

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition 1997-Sept 2001, Oct 2004-June 2012**RSC**

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Ontario Spills 1988-2011**SPL**

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database 1990-2011**SRDS**

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

TSSA Variances for Abandonment of Underground Storage Tanks Current to October 2011**VAR**

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Waste Disposal Sites - MOE CA Inventory 1970-July 2012**WDS**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990***WDSH**

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Water Well Information System 1955-2011**WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Federal Government Source Databases:**Diagram Identifier:****Environmental Effects Monitoring 1992-2007*****EEM**

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Environmental Issues Inventory System 1992-2001***EIIS**

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Federal Convictions 1988-Jun 2007**FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Contaminated Sites on Federal Land June 2000-May 2012

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

FOFT

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

National Analysis of Trends in Emergencies System (NATES) 1974-1994*

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

National Defence & Canadian Forces Fuel Tanks Up to May 2001*

NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

National Defence & Canadian Forces Spills Mar 1999-Aug 2010

NDSP

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

National Defence & Canadian Forces Waste Disposal Sites 2001-April 2007

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

National Environmental Emergencies System (NEES) 1974-2003**NEES**

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets – or Trends – which dates from approximately 1974 to present. **NEES Trends** is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

National PCB Inventory 1988-2008**NPCB**

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2010**NPRI**

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005**PCFT**

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Transport Canada Fuel Storage Tanks 1970-March 2007**TCFT**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 7,530 hectares (18,600 acres) of land in Pickering, Markham and Uxbridge - owned by the Government of Canada since 1972. Properties on this land has been leased by the government since 1975, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:**Anderson's Waste Disposal Sites 1860s-Present****ANDR**

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the *Ontario MOE Waste Disposal Site Inventory*, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. *Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*

Automobile Wrecking & Supplies 2001-Jun 2010

AUWR

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Chemical Register 1992, 1999-Jun 2010

CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

ERIS Historical Searches 1999-Apr 2012

EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Canadian Mine Locations 1998-2009

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Oil and Gas Wells Oct 2001-Jun 2012

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Canadian Pulp and Paper 1999, 2002, 2004, 2005, 2009

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Retail Fuel Storage Tanks 2000-Jun 2010

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks. Information is provided on company name, location and type of business.

Scott's Manufacturing Directory 1992-Mar 2011

SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953*

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. *Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*

APPENDIX C – STANDARD LIMITATIONS

STANDARD LIMITATIONS PHASE I ENVIRONMENTAL SITE ASSESSMENT (PHASE I ESA)

These Standard Limitations form part of the Report to which they are appended and any use of the Report is subject to them.

1. EXCLUSIVE USE BY CLIENT

This Report was prepared for the exclusive use of the client identified as the intended recipient. Any use of the Report by any other party without the written consent of MMM Group Limited is the sole responsibility of such party. MMM Group Limited accepts no responsibility for damages that may be suffered by any third party as a result of decisions made or actions taken based on the Report.

2. SCOPE, TERMS AND CONDITIONS OF CONTRACT

The observations, investigations and interviews (hereinafter referred to as the "Work") upon which this Report is based were carried out in accordance with the scope, terms and conditions of the contract or the proposal pursuant to which the Work was commissioned. The conclusions presented in the Report are based solely upon the scope of services described in the contract or the proposal and governed by the time and budgetary constraints imposed by them.

3. STANDARD OF CARE

The Phase I ESA was carried out in accordance with generally accepted environmental study and/or professional practices, industry standards and applicable environmental regulations. No other warranties are either expressed or implied with respect to the professional services provided under the terms of the contract or proposal and represented in this Report.

4. SCOPE OF THE PHASE I ESA

A Phase I ESA is conducted as a preliminary determination of the likelihood that contaminants may affect soil or water on the subject property. It is based on a visual assessment of the property and review of existing information as it is reasonably accessible. Sample collection and analyses are not elements of a Phase I ESA. The nature of the Work dictates that findings and conclusions in the Report may not be definitive, and may include qualitative statements based on professional judgement, the observations made and the data reviewed.

5. AVAILABILITY OF SITE

The Work performed was based, in part, on visual observations of the subject property and attendant structures. Findings cannot be extended to portions of the property or structures that were not available for observation at the time of our site reconnaissance due to objects or coverings, or inaccessibility for reasons beyond the control of

MMM Group Limited. The methods of evaluation employed, while intended to minimize the potential for environmental concerns to go undetected, cannot guarantee that such concerns are, in fact, absent. For instance, the absence of contamination in soil can only be confirmed based on a soil sampling and analytical program.

6. INFORMATION SUPPLIED BY OTHERS

The research performed for a Phase I ESA considers information supplied by others (e.g., local, provincial and federal agencies, property owner and/or occupant). All information supplied by others was considered based on professional judgement; however, MMM Group Limited did not verify its accuracy unless specifically noted in the Report. MMM Group Limited does not assume any obligation to update information supplied by others or to confirm that it constitutes all that exists and pertains to the property.

7. REASONABLE CONCLUSIONS

The conclusions of the Phase I ESA regarding the likelihood of contaminant effects on the subject property are based on observations and a review of information from other sources as identified in the Report. The possibility remains that unexpected environmental conditions may be encountered at the property; in which case, MMM Group Limited should be notified in order that we may determine if modifications to the conclusions presented in this Report are necessary.

8. REPORT AS A COMPLETE DOCUMENT

This Report must be read as a whole and sections taken out of context may be misleading. If discrepancies exist between the preliminary (draft) and final versions of the Report, the final version of the Report shall take precedence.

9. LIMITATION OF LIABILITY

MMM Group Limited's liability with respect to the Phase I ESA is limited to re-performing, without cost, any part of the Work that is unacceptable solely as a result of failure to comply with industry standards. MMM Group Limited's maximum liability is limited in accordance with terms in the original contract, provided that notice of claim is made within regulated timelines as of the date of delivery of the Report.