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Phase I Environmental Site Assessment

99 Fifth Avenue
Ottawa, Ontario

Prepared For

Minto Communities

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

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Report: PE4087-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Minto Communities Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 99 Fifth Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with a residential dwelling as early as 1898, however the present two storey commercial building was constructed in 1979. No potentially contaminating activities were identified on the subject property; however, several historical potentially contaminating activities were identified on surrounding properties; one of which, a former dry cleaners located off-site to the west, is considered to have resulted in an area of potential environmental concern on the subject site.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied by a two-storey commercial building. No ASTs or signs of USTs were observed at the subject site. The property is equipped with a hydraulic elevator. The elevator equipment appeared to be in good condition at the time, with no signs of oil spills in the elevator control room. No concerns were identified with the use of properties in the study area.

Recommendations

Based on the results of this Phase I-ESA **a Phase II Environmental Site Assessment is required for the property.**

Paterson was advised that an asbestos survey was prepared for the subject building. Prior to demolition of the building, the report should be consulted and all asbestos containing materials must be removed in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act. Lead-containing paints may be present within the subject building based on its date of construction. Lead testing should be conducted within the building prior to the disturbance of painted surfaces. Major works involving lead painted surfaces including the demolition of the on-site building must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Minto Communities Inc., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 99 Fifth Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Kevin Harper of Minto Communities Inc. Minto's offices are located at 180 Kent Street, Suite 200, Ottawa Ontario. Mr. Harper can be reached at 613-751-2857.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	99 Fifth Avenue, Ottawa, Ontario.
Legal Description:	Lots 18 to 21 (East Bank Street) and Lots 36 and 37 (North Fifth Avenue), registered plan 34756 and Lots 36 and 37 (South Fourth Avenue), registered plan 35085, City of Ottawa.
Property Identification Number:	04138-0341.
Location:	The subject site is located between Fourth and Fifth Avenue, east of Bank Street. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 24' 07" N, 75° 41' 14" W.
Site Description:	
Configuration:	Irregular.
Site Area:	833 square meters (approximate).
Zoning:	TMH – Traditional Mainstreet Zone
Current Use:	The subject property is currently used as a public parking garage (basement), a pub (ground floor), and as office space (second floor).
Services:	The subject site is serviced with municipal sanitary and drinking water services.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

According to the city directories, part of the subject property was first listed in 1910, however a 1989 fire insurance plan shows one dwelling in the northwest corner of the property, with the remainder of the property vacant. The earliest transaction relating to the property was dated 1858, as per the chain of title. For the purposes of this report, the first developed use of the site is residential.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1898, 1912 and 1956 were reviewed for the area of the subject property.

In 1898, the subject property was occupied by a single dwelling near the northwest corner of the property. The remainder of the property was vacant. Neighbouring properties appeared to be residential, with a grocer located in the southwest corner of the Fourth Avenue and Bank Street intersection.

In 1912, the subject property was occupied in part by townhomes along Fourth Avenue (listed as “Catherine Terrace”) and a dwelling and two out buildings along Fifth Avenue.

Adjacent properties consisted of various commercial units to the west (along Bank Street), which included a confectioner, grocers, a tailor and a Chinese laundry. A second Chinese laundry was located further up Bank Street (35 m north) and a printers was located down Bank Street (120 m south). The adjacent property uses are not considered to have posed an environmental concern to the subject property.

The FIP from 1956 showed the property occupied by the same townhomes shown in 1912 (Catherine Terrace) along Fourth Avenue. The portion of the subject site along Fifth Avenue was listed as a parking area, with a small structure.

A Chinese laundry was shown again adjacent to the property to the west (along Bank Street). Potential environmental concerns in the 1956 FIPs include three retail fuel outlets along Bank Street (50 m southwest, 120 m southwest and 200 m southwest, respectively), an automotive service garage (50 m south), an automotive service garage (120 m south) and a drycleaners (180 m south).

All of the above potentially contaminating activities are not considered to have had the potential to impact the subject site based on Paterson's knowledge of some of those properties.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1900 to 2011 as part of the Phase I ESA.

Based on the directories reviewed, the subject property was occupied by various commercial units since the 1990's. The address was not listed prior to the 1990's.

Properties in the surrounding area consisted of a combination of commercial and residential properties. Several potentially contaminating activities were identified in the search of Ottawa street directories.

- 856 Bank Street (75 m southwest): Browns Cleaners
- 829 Bank Street (adjacent west): Glebe Fashion Cleaners
- 852 Bank Street (50 m southwest): McKale's Service Centre, automotive service garage and retail fuel outlet
- 875 Bank Street (120 m south): Frank Forester Volkswagen automotive service garage
- 837 Bank Street (adjacent west): Vern's Cleaners and Tailors
- 912 Bank Street (200 m southwest): Supertest Service Station
- 891 Bank Street (120 m south): United Car Market garage repairs
- 801 Bank Street (56 m north): Superior Service cleaners and dyers
- 844 Bank Street (35 m west): Blackwell Lyle cleaners and dyers

The former drycleaners located adjacent to the west of the subject site is considered to have created an area of potential environmental concern on the subject site. Other potentially contaminating activities identified above are not

considered to have created areas of potential environmental concern on the subject site due to separation distances from the subject site, as well as their locations either cross or down-gradient with respect to anticipated groundwater flow direction.

Chain of Title

Paterson verified the current land titles for the properties constituting the subject site with Read Abstracts Limited of Ottawa, Ontario. The records review extended back to 1858. The property was first registered to the Temporal Committee of St. Andrews Church in 1858. The different lots which make up the subject property were transferred between individuals until 1941, when it was purchased by the Freedman Realty Co. The property was then acquired by Minto Construction Ltd. in 1982 after a foreclosure by the previous owner. Minto Construction Ltd. changed their name on two occasions, ending with Minto Properties Inc. as the final and most recent registered owner.

Environmental Reports

Paterson has conducted several environmental investigations in the study area, which have included the former retail fuel outlet and automotive service garage to the southwest and the former automotive garage to the south. Based on a review of these files, it is considered unlikely that the former activities on these properties have impacted the subject site.

Current Plan of Survey

A current plan of survey dated September 2017, prepared by Annis, O'Sullivan, Vollebekk Limited, was reviewed as part of this assessment. The survey plan shows the subject site in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 9, 2017. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. No records were available for the area of the subject site.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change document titled “Municipal Coal Gasification Plant Site Inventory, 1991” was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. One incident was included in the information provided by the MOECC. The incident was related to a former tenant and their recycling procedures (blue box). It was determined by the MOECC that the tenant in question was simply an office, and no significant waste is produced. No concerns were identified with respect to the incident report.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Two units at the subject property were registered with the MOECC to have produced and disposed of pathological waste. Another unit in the building was granted a waste generator number for photo processing wastes (developer and fixer). The waste is not considered to be a potentially contaminating activity.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. No records were available for the subject site.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general

area of the site. No Records of Site Condition (RSCs) were filed for the subject property or properties within the Phase I study area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled “Waste Disposal Site Inventory in Ontario, 1991” was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. There are no active or closed sites listed within the Phase I study area in the waste disposal site inventory.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. Based on this report, there are no landfill sites identified within the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on August 9, 2017. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 15, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The property at 852 Bank Street is listed as an expired full-serve gas station. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Historical Land Use Inventory

A requisition form was sent to the City of Ottawa to request information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property. The City’s response indicated that there were 3 activities associated with the subject site, and an additional 28 activities within the surrounding area. The activities associated with the subject site included:

- Arsenault Appliance Service, 99 Fifth Avenue (2001)
- Newton WM Roofing, 99 Fifth Avenue (2001)

- Oncomatrix, 99 Fifth Avenue, (2005)

The three activities identified at 99 Fifth Avenue are located on the subject property and are not considered to be potentially contaminating activities. Of the list of activities provided in the City's report, only Glebe Fashion Cleaners (located adjacent to the west) is considered to be a potentially contaminating activity, which in turn has resulted in an area of potential environmental concern on the west side of the subject site.

Several potentially contaminating activities were identified within the greater study area as well. These included an automotive garage with underground fuel storage tanks 20 m to the south across Fifth Avenue, a retail fuel outlet 50 m to the southwest, a dry cleaners 40 m to the west, and two drycleaners 20 and 40 m to the north.

Based on their respective locations, these potentially contaminating activities are not considered to have created areas of potential environmental concern on the subject site.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. The subject site and neighbouring properties within the Phase I study area were not listed in the database of former industrial sites.

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|---|
| 1928 | The northern portion of the subject site (located along Fourth Avenue) appeared to be occupied by row-house residential dwellings. The majority of the southern portion of the site appears vacant, with the exception of a small building in the southwest corner. Properties along Bank Street appear to be commercial (some properties are vacant lots south along Bank Street), while properties along side streets appear to be occupied by residential dwellings. |
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|------|--|
| 1945 | No significant changes appear to have been made to the subject property or adjacent properties. Vacant lots observed along Bank Street in the 1928 photograph appear to have been developed with commercial buildings. |
| 1958 | (City of Ottawa Website) No changes appear to have been made to the subject property. The vacant portion of the property appears to be used for vehicular parking. A retail fuel outlet is visible on the property located to the southwest of the subject site. |
| 1975 | The dwellings formerly located on the subject site are no longer present and no vehicles appear to be parked on the lot. No significant changes appear to have been made to the surrounding properties. |
| 1985 | The subject property appears to have been developed with the present day building |
| 1995 | The subject and neighbouring properties are relatively unchanged from the previous photo with one exception. A building addition can be seen on the west side of the existing subject building at this time. |
| 2002 | No significant changes were observed on the subject site or neighbouring properties. The property to the southwest no longer appears to be used as a retail fuel outlet. |
| 2011 | (City of Ottawa Website) The subject site and neighbouring properties are depicted as they appear today. |

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes gradually downward to the southeast. According to the maps, the nearest water body is the Rideau Canal, located approximately 450 m to the east of the site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of Paleozoic shale of the Billings Formation. Overburden soils are shown as off-shore marine sediment, with a drift thickness on the order of 10-15 m.

Water Well Records

A search for water well records was conducted online on August 9, 2017 using the Well Records mapping system provided by the MOECC. Based on the information provided, two monitoring wells were identified near the south limit of the study area. No concerns were identified.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. The nearest major water body is the Rideau Canal, located as close as 450 m east of the site. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Marc Nelson, of Minto Properties, was present at the time of the site visit, and provided some information regarding the property. Mr. Nelson indicated that the structure currently occupying the subject site was constructed in 1979. Prior to that, he indicated that dwellings were located on part of the property. The original footprint of the development consisted of a brick structure, with an open air courtyard and alleyway. He indicated that due to the open nature of the new building, wind and ice caused several issues with the structure, such as freezing

pipes and safety hazards. Following the acquisition of the property by Minto in the 1980's, a roof was constructed over the courtyard, and the alleyway was closed in. To his knowledge, the building has always been occupied by offices on parts of the ground floor and second floor, and a restaurant in the southwest corner. He indicated that the former restaurant had occupied a portion of the basement, which has now been amalgamated as parking spaces within the garage. Mr. Nelson recalls the former dry cleaners located immediately adjacent to the west (along Bank Street) and suspects they were at that location for approximately 40 years.

Mr. Nelson indicated that the building is heated and cooled by a natural gas HVAC system, however the ramp to the parking garage is heated by a natural gas fired boiler with glycol.

The building is equipped with an inverted piston elevator, which has recently been serviced due to several malfunctions in the recent past.

Mr. Gordon Kaylor, of Minto Properties, indicated that an asbestos survey was completed 5 or 6 years ago, and identified the presence of asbestos containing pipe wrap insulation.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on August 24, 2017. Mr. Adrian Menyhart from the Environmental Department of Paterson Group conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject building is a two storey commercial building, with one storey of underground parking. The parking garage is accessible from the northern portion of the property. The building occupies the entire property. A courtyard is located within the interior centre of the building. The building is heated by rooftop HVAC systems, with make-up air equipment located in the parking garage. The exterior of the building is finished primarily with brick and glass.

Underground Utilities

Underground service locates were completed for the subject site. No publicly owned services are located on the property. Various drains are located on the property at street level, which lead to the sewer system located within the garage. Services are also located below the garage floor, and include sanitary and storm sewers, as well as electrical services.

Site Features

The majority of the subject site is occupied by the subject building, however there is a paved area towards the north of the property (with approximately 10 vehicle parking spots), and an access laneway along the east side and north side of the property. The site is relatively flat and roughly at grade with the surrounding streets, however a slope exists towards Fourth Avenue to the north. Sheet drainage to catch basins within the surface parking area is the primary method of directing surface water away from the property, however sheet drainage to Fourth Avenue, as well as Fifth Avenue, also contributes. There were no signs of surficial contamination on the exterior of the property at the time of the site visit.

Interior Assessment

A general description of the interior of the subject property is as follows:

- Floors within the tenant spaces consisted of a combination of laminate flooring, carpet, or ceramic tile. Floors in the central courtyard consisted of concrete pavers, while the parking garage consisted of asphaltic concrete.
- Walls within the tenant spaces consisted of drywall walls. Walls in the courtyard and basement consisted of brick and concrete, respectively.
- Ceilings consisted of drywall, hanging ceiling tiles, and in the garage, concrete.

Storage Tanks

No underground or aboveground storage tanks were noted on the property with the exception of a smaller tank used to hold the elevator's hydraulic fluid. The tank was located in the elevator control room located in the basement of the building. The tank appeared to be relatively new, and did not show signs of leaking.

Heating/Cooling System

The building is currently heated and cooled by an HVAC system powered by natural gas.

Drains, Pits and Sumps

Catch basins were noted in the surface parking area which drained to the storm sewer system below in the parking garage. A catch basin and a sump were also noted within the parking garage. The sump was not active at the time of the visit. Based on utility locates, it appears that the drains lead to the municipal system located along Bank Street.

Unidentified Substances

There were no unidentified substances on the interior or exterior of the subject property at the time of this assessment.

Sewage Works

The site is connected to the City of Ottawa sanitary sewer system. Given the urban setting, no private sewage systems are suspected to exist on the subject site or in the Phase I study area.

Waste Storage and Disposal

Non-hazardous waste is stored in a metal bin in the parking area. Municipal waste is stored in a room under the parking garage ramp. Two (2) drums of waste cooking oil is also stored in this room, which is regularly collected by a local contractor.

Railway Lines

There are no rail yards, tracks or spurs within the Phase I study area.

Ozone Depleting Substances (ODSs)

No potential sources of ODSs were observed on site at the time of the site inspection.

Building Material Assessment

Possible asbestos-containing materials observed during the site include drywall joint compound and hanging ceiling tiles. These materials were observed to be in fair to good condition at the time of the assessment. It was reported that an

asbestos survey was conducted 5 or 6 years ago, and that asbestos containing pipe wrap insulation was identified.

Based on the age of the building (1979) lead based paint may be present beneath more recent coats of paint, on any original or re-painted surfaces. Painted surfaces were generally in good condition at the time of the assessment.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit; however, the wall cavities were not inspected for insulation type.

Neighbouring Properties

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- North - Fourth Avenue, followed by commercial (coffee shop)/residential;
- South - Fifth Avenue, followed by commercial (McDonalds restaurant);
- East - Residential dwellings;
- West - Various commercial units (restaurant, barber shop)) followed by Bank Street.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. Surrounding land use is shown on Drawing PE4087-2 – Surrounding Land Use Plan in the Figures section of this report.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

Table 1 - Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
Prior to 1898	Vacant	None	None
1898-1979	Residential	None	None
1979-Present	Commercial (offices, pub/restaurant)	None	None

Potentially Contaminating Activities

No potentially contaminating activities were identified on the subject property. Several potentially contaminating activities were identified in the study area however only one was considered to have created an area of potential environmental concern on the subject site.

Areas of Potential Environmental Concern

The Area of Potential Environmental Concern identified in this Phase I ESA is described in Table 2.

Table 2 Area of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
829 Bank Street	Adjacent to the west	Former Dry Cleaners; Item 37: Operation of Dry Cleaning Equipment (where chemicals were used)	Off-site	VOCs	Soil, Groundwater

Contaminants of Potential Concern

Based on the identified areas of potential environmental concern, the following Contaminants of Potential Concern (CPCs) have been identified:

- Volatile Organic Compounds (VOCs) – this suite of parameters includes solvents such as trichloroethylene and tetrachloroethylene associated with drycleaning products. These parameters were selected as CPCs for the Phase I study area due to the use of solvents in the drycleaning industry. VOCs may be present in the soil matrix as well as in the dissolved phase in the groundwater system.
- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 was selected as a CPC for general coverage purposes. PHCs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of off-shore marine sediment, with a drift thickness ranging from 10 to 15 m, overlying shale of the Billings formation. Groundwater is anticipated to be flowing in a predominantly easterly direction, towards the Rideau Canal.

Contaminants of Potential Concern

Contaminants of potential concern include volatile organic compounds and petroleum hydrocarbons.

Existing Buildings and Structures

The subject site is currently occupied by a two storey commercial building with one level of underground parking.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are located at the subject site or within the Phase I study area.

Neighbouring Land Use

Currently, neighbouring land use in the Phase I study area is primarily commercial and residential. Formerly a dry cleaners was located adjacent to the west of the subject site.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially Contaminating Activities resulting in Areas of Potential Environmental Concern identified on the subject site include the western central portion of the site due to the former dry cleaners (located adjacent to the west of the property). Other potentially contaminating activities in the area are not considered to have created areas of potential environmental concern, based on their separation distances, and Paterson's knowledge of the PCAs.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Minto Communities Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 99 Fifth Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with a residential dwelling as early as 1898, however the present two storey commercial building was constructed in 1979. No potentially contaminating activities were identified on the subject property; however, several historical potentially contaminating activities were identified on surrounding properties; one of which, a former dry cleaners located off-site to the west, is considered to have resulted in an area of potential environmental concern on the subject site.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied by a two-storey commercial building. No ASTs or signs of USTs were observed at the subject site. The property is equipped with a hydraulic elevator. The elevator equipment appeared to be in good condition at the time, with no signs of oil spills in the elevator control room. No concerns were identified with the use of properties in the study area.

Recommendations

Based on the results of this Phase I-ESA a Phase II Environmental Site Assessment is required for the property.

Paterson was advised that an asbestos survey was prepared for the subject building. Prior to demolition of the building, the report should be consulted and all asbestos containing materials must be removed in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act. Lead-containing paints may be present within the subject building based on its date of construction. Lead testing should be conducted within the building prior to the disturbance of painted surfaces. Major works involving lead painted surfaces including the demolition of the on-site building must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

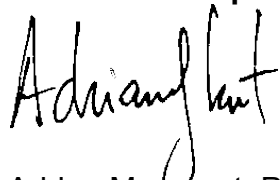
9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

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

This report was prepared for the sole use of Minto Communities Inc. Permission and notification from Minto Communities and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Adrian Mernhart, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Minto Communities (6 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document titled “Waste Disposal Site Inventory in Ontario”.
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
The City of Ottawa Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, August 2017.
Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Limited, dated September 2017.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4087-1 – SITE PLAN

DRAWING PE4087-2 – SURROUNDING LAND USE PLAN

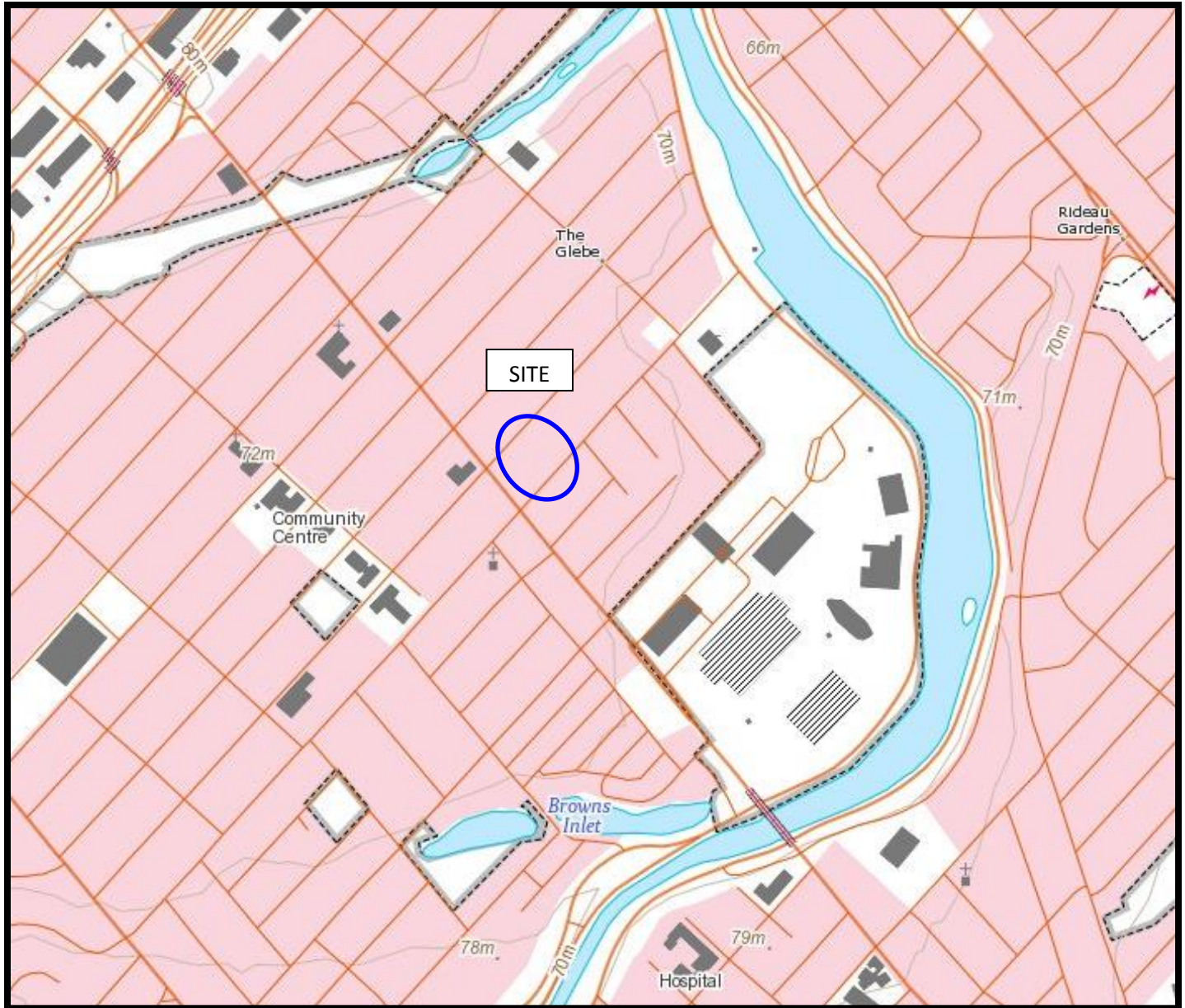


FIGURE 2
TOPOGRAPHIC MAP

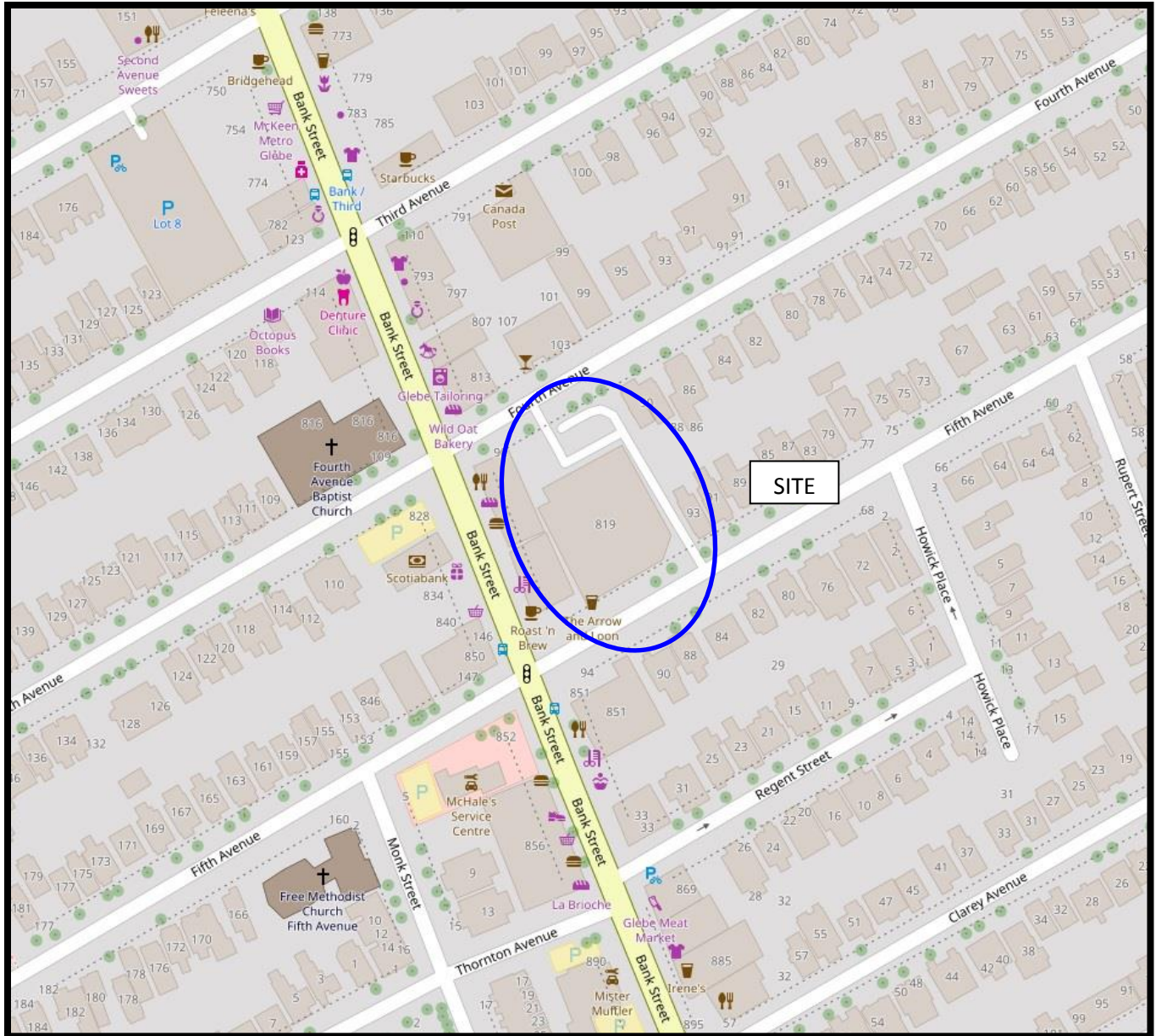
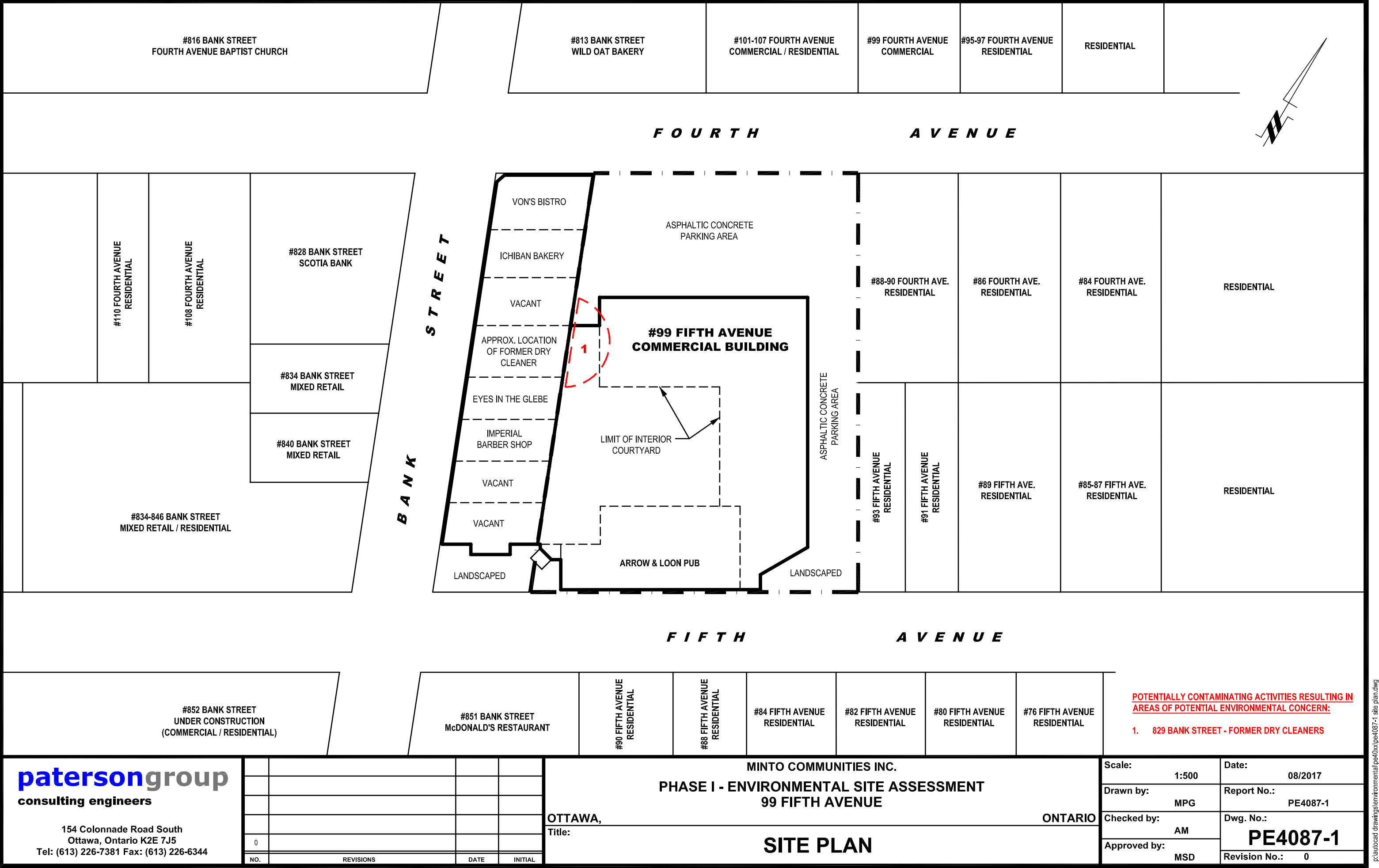


FIGURE 1
KEY PLAN



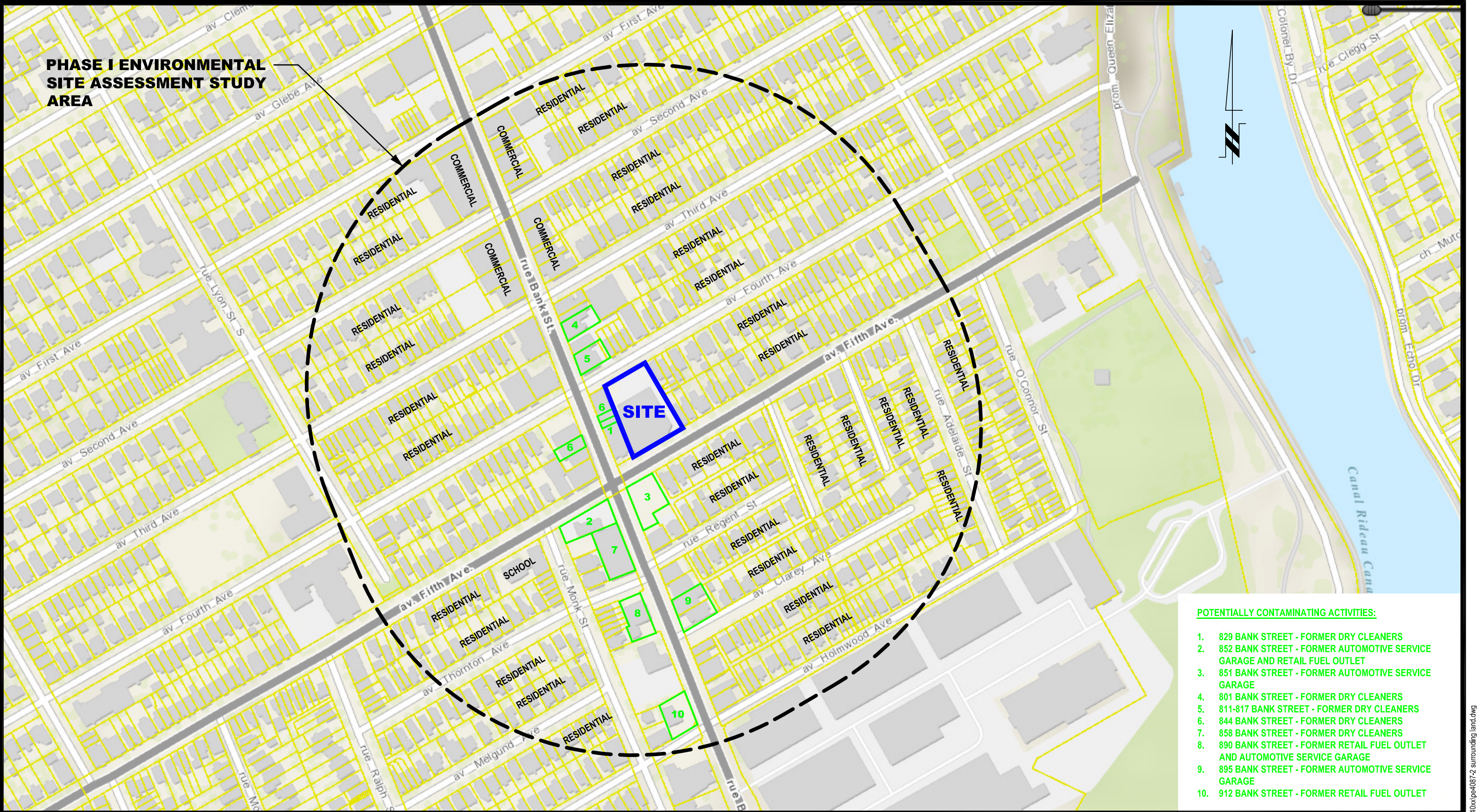
patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
99 FIFTH AVENUE	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:500	Date:	08/2017
Drawn by:	MPG	Report No.:	PE4087-1
Checked by:	AM	Dwg. No.:	PE4087-1
Approved by:	MSD	Revision No.:	0



POTENTIALLY CONTAMINATING ACTIVITIES:

1. 829 BANK STREET - FORMER DRY CLEANERS
2. 852 BANK STREET - FORMER AUTOMOTIVE SERVICE GARAGE AND RETAIL FUEL OUTLET
3. 851 BANK STREET - FORMER AUTOMOTIVE SERVICE GARAGE
4. 801 BANK STREET - FORMER DRY CLEANERS
5. 811-817 BANK STREET - FORMER DRY CLEANERS
6. 844 BANK STREET - FORMER DRY CLEANERS
7. 858 BANK STREET - FORMER DRY CLEANERS
8. 890 BANK STREET - FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE SERVICE GARAGE
9. 895 BANK STREET - FORMER AUTOMOTIVE SERVICE GARAGE
10. 912 BANK STREET - FORMER RETAIL FUEL OUTLET

patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
99 FIFTH AVENUE

OTTAWA,
Title:

ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	08/2017
Drawn by:	MPG	Report No.:	PE4087-1
Checked by:	AM	Dwg. No.:	PE4087-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

August 24, 2017

Paterson Group

Attn: Adrian Menyhart

BRIEF DESCRIPTION OF LAND:

99 Fifth Ave., Ottawa

Lot 18, 79, 20, 21 E. Bank, Lots 36, 37 N. Fifth, Plan 34756 and Lots 36, 37 S. Fourth,
Plan 35085

PIN: 04138-0341

LAST REGISTERED OWNER: MINTO PROPERTIES INC.

CHAIN OF TITLE:

Patent dated February 25, 1858

To Temporal Committee of St. Andrews Church

Plan 34756 registered May 12, 1891

By St. Andrews Church

Plan 35085 registered June 29, 1891

By St. Andrews Church

Lot 36 S. Fourth, Plan 35085

Deed 39661 registered August 2, 1893

From St. Andrews Church to Byron Baker

Deed 49230 registered June 15, 1897

From Byron Baker to C. Morland

Lot 37 S. Fourth, Plan 35085

Deed 49985 registered October 14, 1897
From St. Andrews Church to C. Morland

Lot 36 N. Fifth, Plan 34756

Deed 35246 registered July 28, 1891
From St. Andrews Church to Frederick Castle

Deed 55759 registered October 10, 1899
From Fredrick Castle to James O'Brien

Deed 80759 registered March 30, 1907
From James O'Brien to C. Morland

Lot 37 N. Fifth, Plan 34756

Deed 34369 registered August 14, 1891 (dated July 24, 1891)
From St. Andrews Church to William Davies

Deed 35250 registered July 28, 1891
From William Davies to Frederick Castle

Deed 55202 registered August 5, 1899
From Frederick Castle to Jeremiah O'Cowan

Deed 75344 registered November 6, 1905
From Jeremiah O'Cowan to James Wilson

Deed 78386 registered July 30, 1906
From James Wilson to C. Morland

Lot 18, 79, 20, 21 E. Bank, Lots 36, 37 N. Fifth, Plan 34756 and Lots 36, 37 S. Fourth, Plan 35085

Deed CR35369 registered August 14, 1891
From St. Andrews Church to William Morris

Deed CR41585 registered May 23, 1894
From William Morris to James Davidson

Deed CR46321 registered April 27, 1896
From James Davidson to C. Morland

Deed 121686 registered September 22, 1913

From Hardwick Morland Sr., Hardwick Morland Jr., William Arthur and E. Morland, trading as C. Morland to Hardwick Morland Sr., Hardwick Morland Jr., William Arthur and E. Morland

Deed 202409 registered November 21, 1930

From estate of Hardwick Morland Jr. To William Arthur, E. Morland, Ruth Jarvis, Elizabeth Stephens, Lillian and Alberts Horsey

Deed 234024 registered March 22, 1941

From William Arthur, E. Morland, Ruth Jarvis, Elizabeth Stephens, Lillian and Alberts Horsey to Freedman Realty Co. Ltd.

Deed NS67640 registered September 20, 1979

From Ambassador Realty Inc., formerly Freedman Realty Co. Ltd. To Fifth Avenue Court Realty Inc.

Lease NS75070 registered December 4, 1979

From Fifth Avenue Court Realty Inc. To Flippers Limited

Lease NS105453 registered December 4, 1980

From Fifth Avenue Court Realty Inc. To Claire Bennet

Foreclosure NS107269 registered December 31, 1980

To 424974 Ontario Inc.

Deed NS166654 registered October 25, 1982

From 424974 Ontario Inc. To Minto Construction Ltd.

Lease NS166535 registered October 25, 1982

From 424974 Ontario Inc. To 521327 Ontario Inc. Cob. As Stephano's

Name Change LT1005493 registered October 16, 1996

From Minto Construction Ltd. To Minto Developments Inc

Name Change OC813287 registered January 4, 2008

From Minto Developments Inc. To Minto Commercial Properties inc.

Name Change OC1339746 registered March 7, 2012

From Minto Commercial Properties Inc. To Minto Properties inc.

PART 1 Plan of
LOTS 18 to 21 (EAST BANK STREET) AND
LOTS 36 AND 37 (NORTH FIFTH AVENUE)
REGISTERED PLAN 34756 AND
LOTS 36 AND 37 (SOUTH FOURTH AVENUE)
REGISTERED PLAN 35085
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
6 4.5 3 1.5 0 3 6 Metres

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

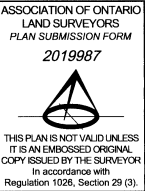
Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them.
2. The survey was completed on the 15th day of August, 2017.

Date Sept 7, 2017
V. Andrew Shelp
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED September 7, 2017

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Minto Properties Inc. ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

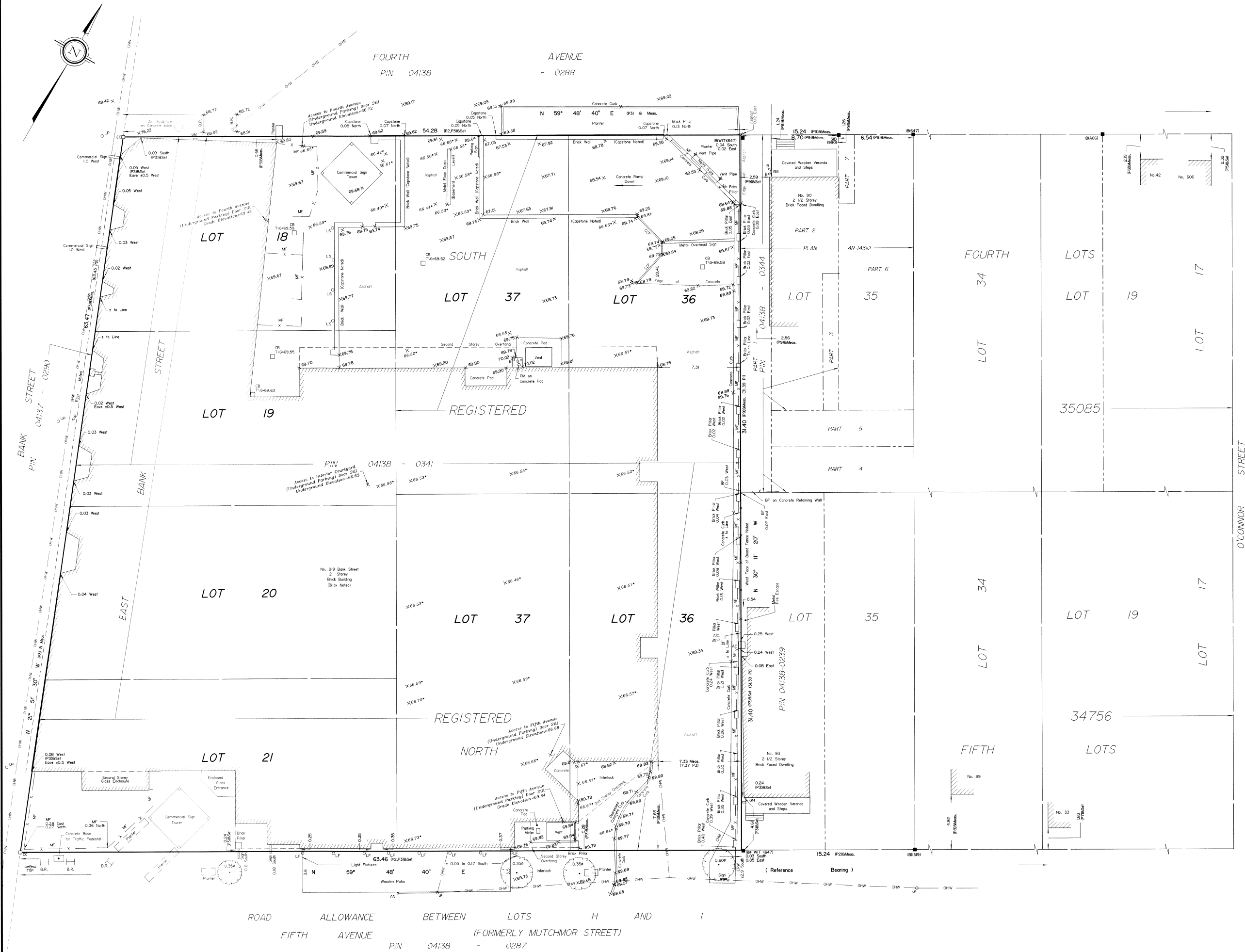
Notes & Legend	
	Survey Monument Planted
	Survey Monument Found
	Standard Iron Bar
	Short Standard Iron Bar
	Iron Bar
	Cut Cross
	Concrete Pin
	Round Iron Bar
	Short Standard Iron Bar
	Iron Bar
	Witness
	Measured
	Annis, O'Sullivan, Vollebakk Ltd.
	Registered Plan 35085
	Registered plan 34756
	(AOG) Plan dated October 29, 1986
	(AOG) Plan dated November 16, 1987
	(857) Plan dated August 22, 2003
	(AOG) Plan dated June 17, 1997
	(AOG) Plan dated November 22, 2001
	(1319) Plan dated September 17, 1993
	4R-14310
	Deciduous Tree
	Catch Basin
	Gas Meter
	Traffic Signal Post
	Bollard
	Parking Meter
	Board Fence
	Metal Fence
	Bike Rack
	Light Fixture
	Concrete Curb with Metal Fence
	Utility Pole
	Anchor
	Air Conditioner
	Diameter
	Location of Elevations
	Top of Concrete Curb Elevation
	Sub Surface Elevations
	Overhead Wires
	Property Line

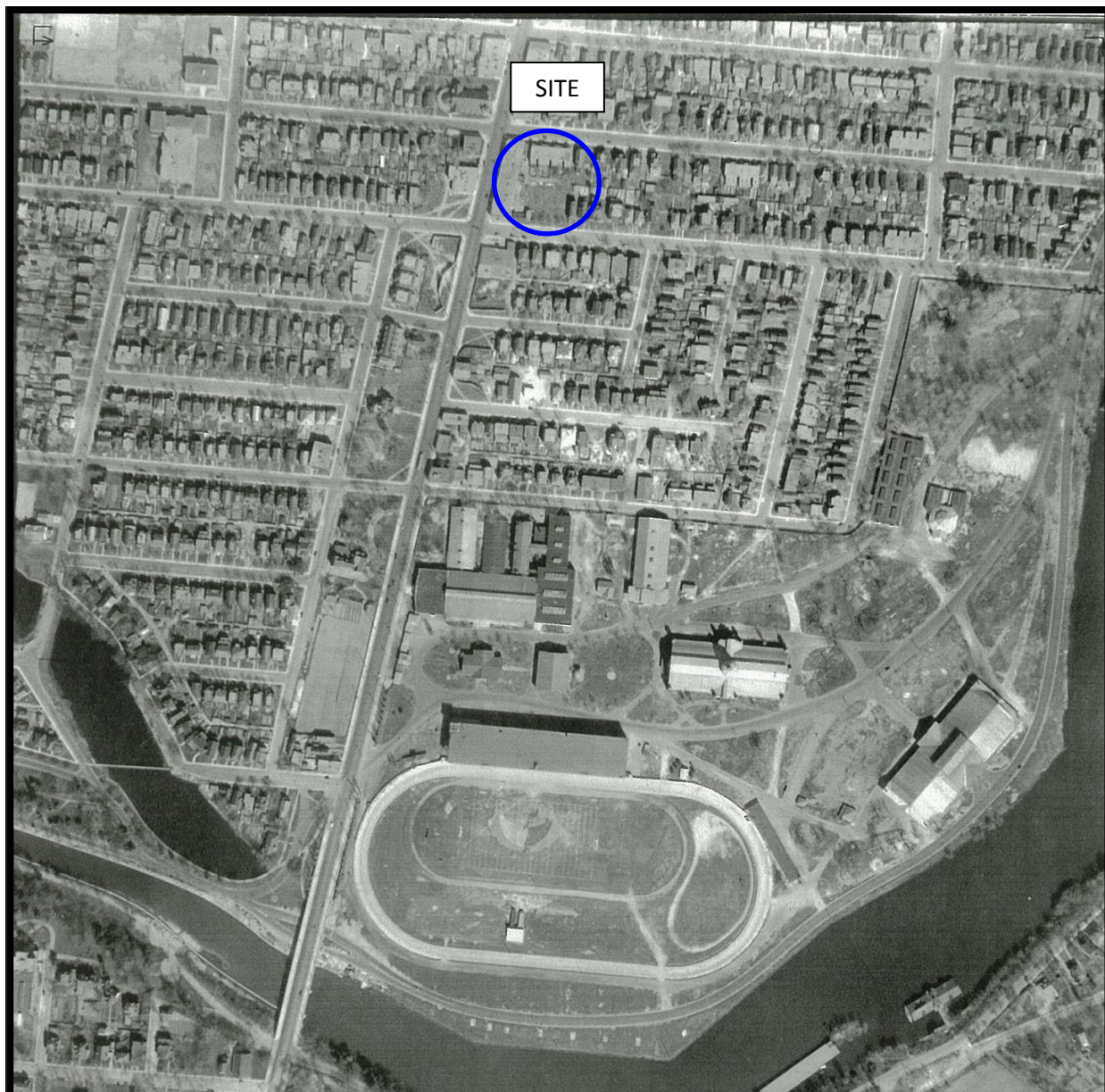


Bearings are astronomic, derived from the northerly limit of Fifth Avenue,
shown to have a bearing of N59°48'40"E on Registered Plan 34756.

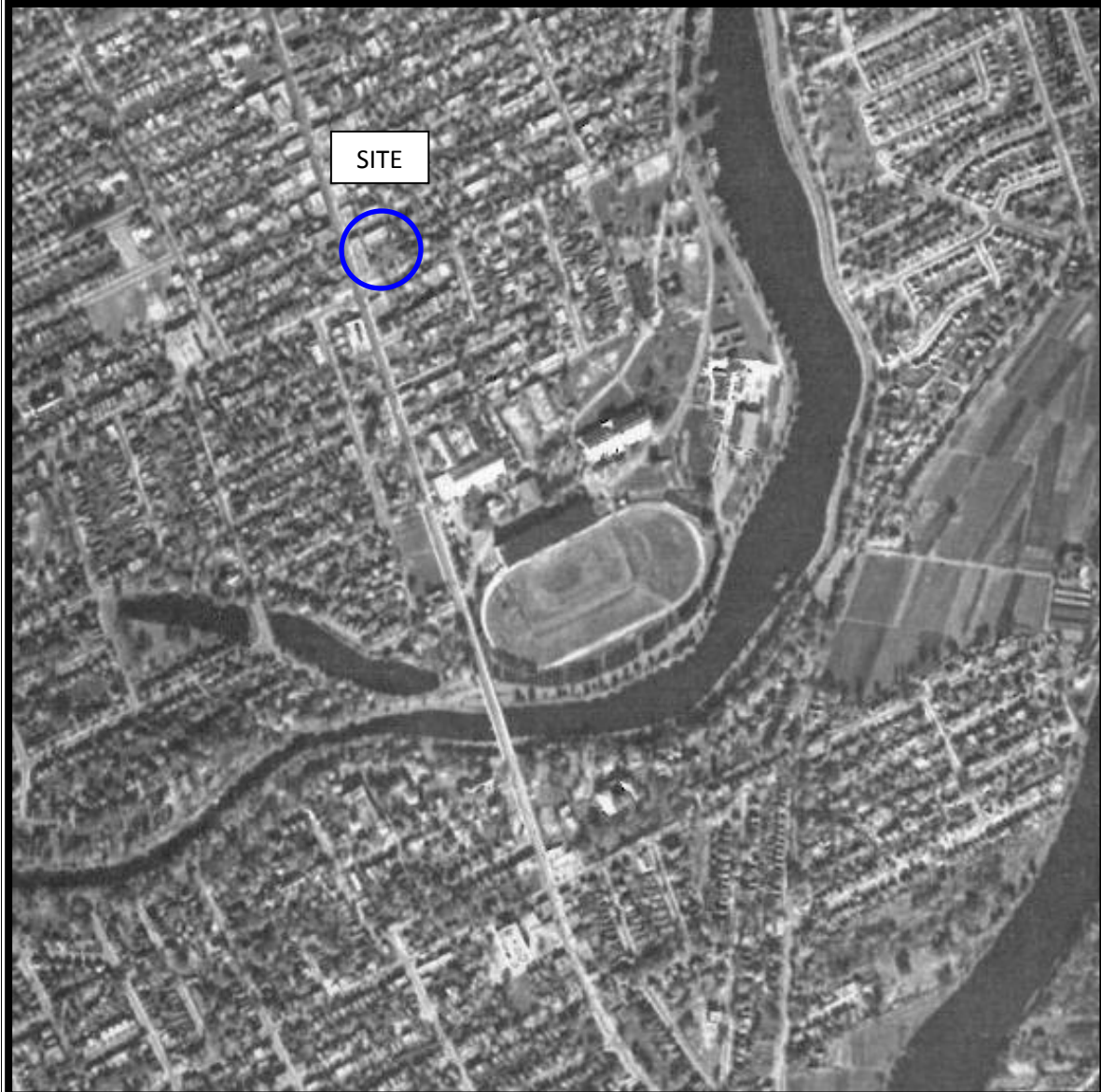
ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark
has not been altered or disturbed and that it's relative elevation and description
agrees with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will
be the responsibility of the user to contact the respective utility authorities for
confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is
mandatory before any work involving breaking ground, probing, excavating etc.

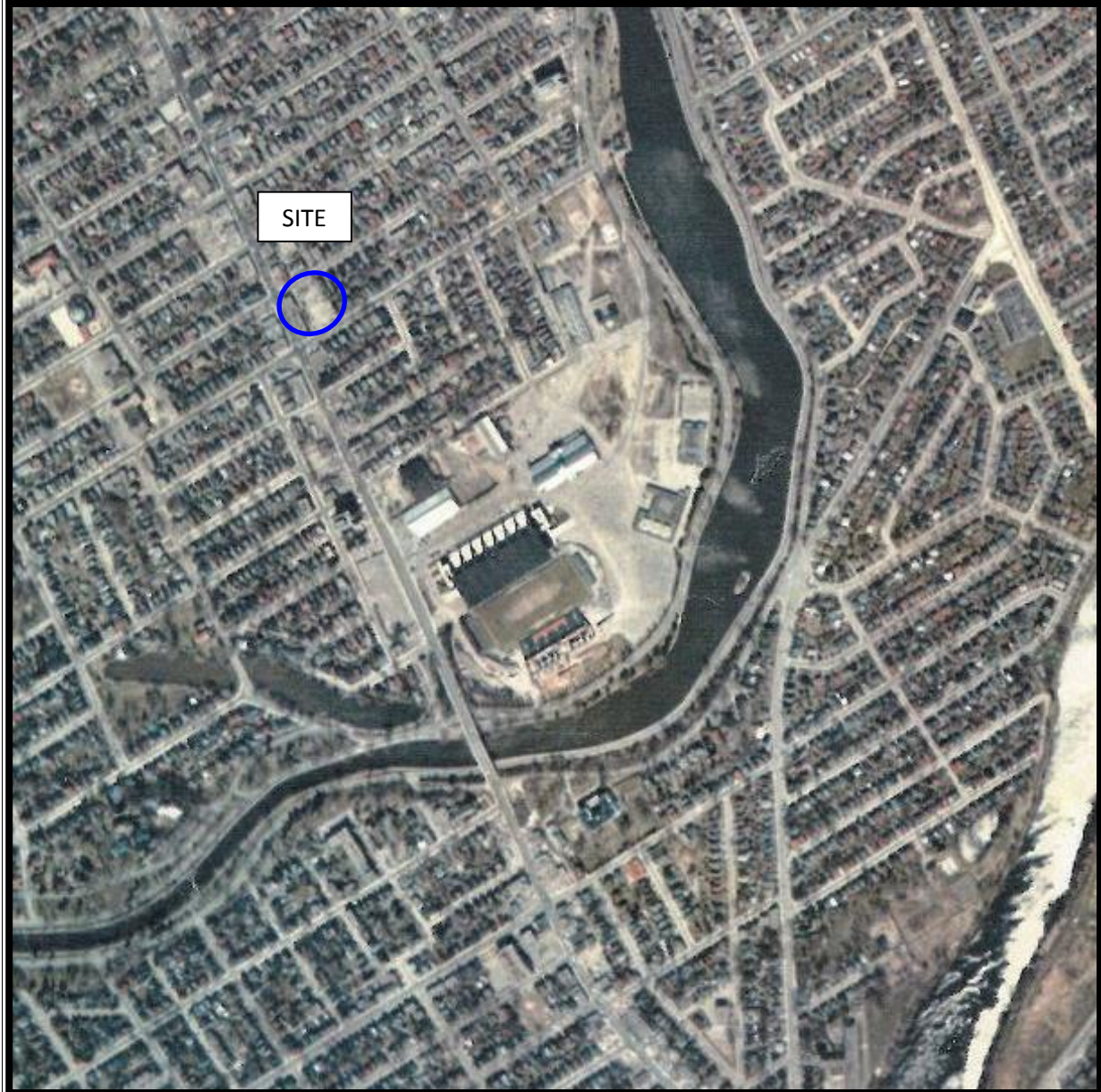




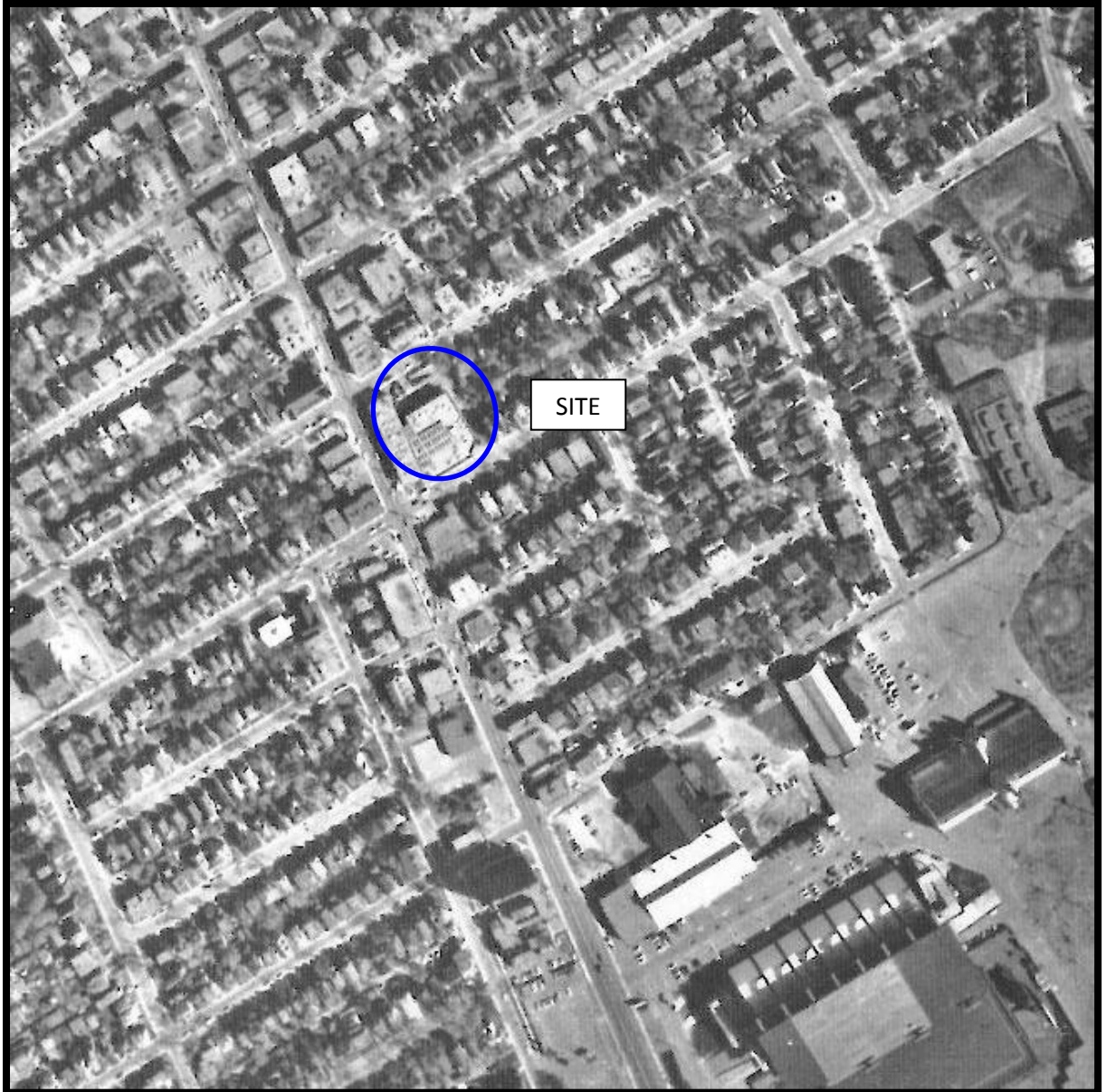
AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1975



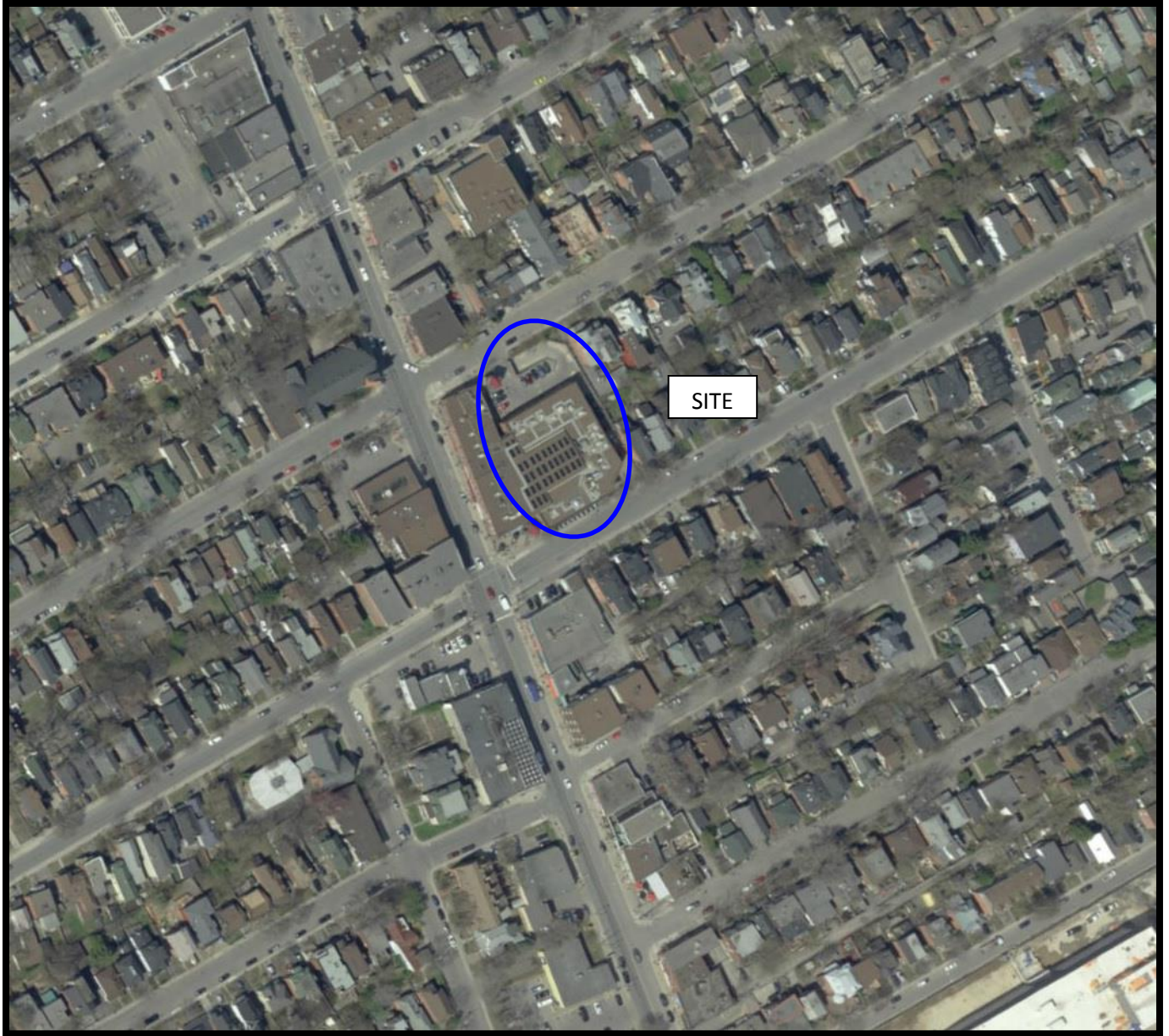
AERIAL PHOTOGRAPH
1985



AERIAL PHOTOGRAPH
1995



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2014

Site Photographs

PE4087

99 Fifth Avenue, Ottawa, ON

August 30, 2017



Photograph 1: View of the southwest entrance to the subject building, at the Bank Street and Fifth Avenue intersection.



Photograph 2: View of the south face of the building, along Fifth Avenue, looking east.

Site Photographs

PE4087

99 Fifth Avenue, Ottawa, ON

August 30, 2017



Photograph 3: View of the north face of the building, facing Fourth Avenue, looking east.



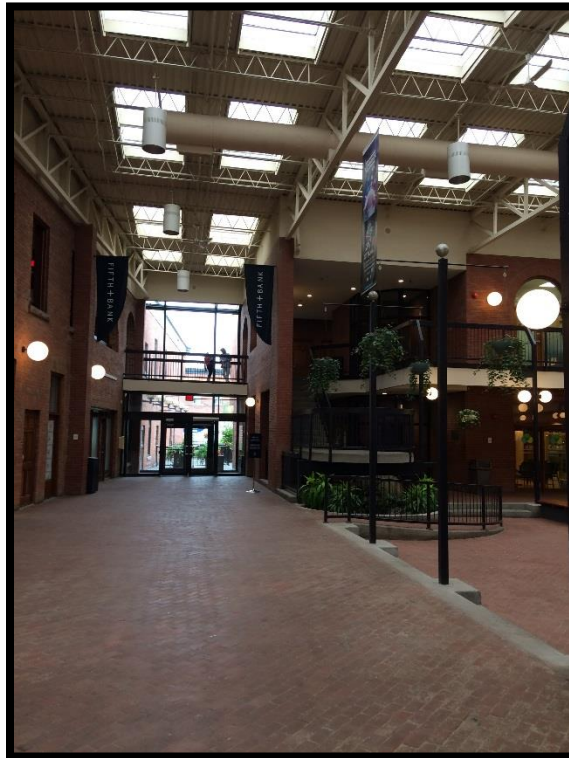
Photograph 4: View of the north entrance, along Fourth Avenue.

Site Photographs

PE4087

99 Fifth Avenue, Ottawa, ON

August 30, 2017



Photograph 5: Interior courtyard, facing the north building entrance.



Photograph 6: Interior courtyard.

Site Photographs

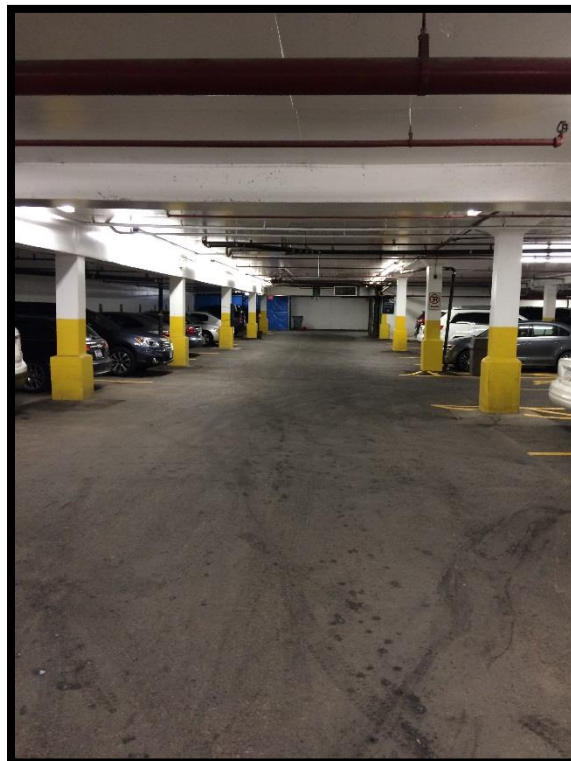
PE4087

99 Fifth Avenue, Ottawa, ON

August 30, 2017



Photograph 7: Elevator control unit. No staining was noted.



Photograph 8: Parking garage, facing south.

APPENDIX 2

MOECC FREEDOM OF INFORMATION RESPONSE LETTER

TSSA CORRESPONDENCE

CITY OF OTTAWA HISTORICAL LAND USE INVENTORY LETTER

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél.: (416) 314-4075
Télééc.: (416) 314-4285



August 25, 2017

Adrian Menyhart
Paterson Group Inc
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Adrian Menyhart:

RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2017-05634, Your Reference #: PE4087

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 99 Fifth Ave, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide partial access to the attached information. To protect privacy, personal information has been withheld in accordance with Section 21(1)(f) of the Act. Information beyond the scope of the request has been removed and marked N/R.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 20 pages @ \$0.20/page	4.00
• Delivery	3.00
• Total	\$ 37.00
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 7.00

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$60.00. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Michael Kolaric at 416-327-3036.

Yours truly,

A handwritten signature in blue ink, consisting of stylized loops and a long horizontal stroke extending to the right.

Janet Dadufalza
FOI Manager

Attachments



Search

Go

hwin
Administration

Generator Details

Registration/Notification Number

ON9097893

Legal Company Name

Primary Name: Dr Millar, Chew and Moores

Division Name: NA

Company Operating Name

Primary Name: Dr Millar, Chew and Moores

Division Name: NA

Mailing Address

Division Building: NA

Address Line 1: 99 Fifth Ave Suite #17

Post Box Number: NA

Town/City: Ottawa

Address Line 2: NA

County: (if inside Ontario)

OTTAWA CARLTON (RM)

Postal Code / Zip Code: K1S5K4

County: (if outside Ontario)

NA

Province/State (if inside Canada/US) ONTARIO

Country: Canada

Province / State (if outside Canada / US) NA

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA

Post Box Number: NA

Address Line 1: 99 Fifth Ave Suite #17

Address Line 2: NA

Postal Code / Zip Code: K1S5K4

Town/City: Ottawa

Province / State (if inside Canada / US) ONTARIO

County: (if inside Ontario)

OTTAWA CARLTON (RM)

Province / State (if outside Canada / US) NA

Country: Canada

Province / State (if outside Canada / US) NA



Ontario

Ministry of the Environment

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hwin

Administration

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Go

Company Name: Dr. Millar, Chew and Moores
Company Number: ON9097893 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) [Inactive Waste Classes](#)

Active Off-site Waste Classes

Waste Class	View Details	Hazardous Waste Number	Reg. 347 Schedules	Disposal Method	Part 2B required complete	Physical State	Off-site Site	Status	UnRegister Waste Class
-------------	--------------	------------------------	--------------------	-----------------	---------------------------	----------------	---------------	--------	------------------------

312 - P [View details](#) N/A

Back

Unregister Selected Classes



Search

Generator Details

Registration/Notification Number

ON5720672

Legal Company Name

Primary Name: Glebe Dental Centre

Division Name: NA

Company Operating Name

Primary Name: Glebe Dental Centre

Division Name: NA

Mailing Address

Division Building: NA

21-99 Fifth Avenue

NA

Address Line 1: Ottawa

OTTAWA CARLTON (RM)

NA

County: (if inside Ontario)

OTTAWA CARLTON (RM)

NA

County: (if outside Ontario)

OTTAWA CARLTON (RM)

NA

Country: Canada

OTTAWA CARLTON (RM)

NA

Country: Canada

OTTAWA CARLTON (RM)

NA

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA

21-99 Fifth Avenue

NA

Address Line 1: NA

OTTAWA CARLTON (RM)

NA

Address Line 2: Ottawa

OTTAWA CARLTON (RM)

NA

County: (if inside Ontario)

OTTAWA CARLTON (RM)

NA

County: (if outside Ontario)

OTTAWA CARLTON (RM)

NA

Country: Canada

OTTAWA CARLTON (RM)

NA

Country: Canada

OTTAWA CARLTON (RM)

NA

Country: Canada

OTTAWA CARLTON (RM)

NA



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Company Name: Giele Dental Centre
Company Number: ON5720672 (Generator)

Active Waste Classes

Active Waste Class Listing
[Add New Waste Class](#) [Inactive Waste Classes](#)

Active On-site Waste Classes

Waste Class	Physical State	On-Site	Status	View Details
312 - P	Solid	On-site Processing/Storage	Active	View Details

[Back](#)



February 11, 1988

Keylink Systems Inc.
99 Fifth Ave.,
Ottawa, Ont.
K1S 5K4

Attn: Mr. J. Goski
Vice President

Dear Mr. Goski:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(3) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) dated November 20, 1987 and telephone conversation of January 20/88 with H. Levitin for the following site:

99 Fifth Ave.
Ottawa, Ont.

The Generator Registration Number assigned to your company at this site is:

ON0941600

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

Please ensure that the company name shown on this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

For off-site disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A"

.../2

and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document. A copy of an example manifest form is attached for your information.

For on-site disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any registerable solid wastes shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class(es) that has (have) been selected appear(s) to be correct. If, due to new information or re-assessment of information submitted, you feel your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class(es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be contacting you for additional information or may be conducting site visits.

It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.
2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is not required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5188.

Yours truly,



Director
Regulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer:



W. Tse

EAS/sl

Enclosure

LE 03 07

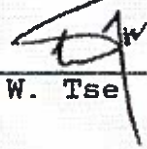
.../4

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number ON0941600, dated at Toronto, this 11th day of February, 1988.

Waste Stream	Waste Class
1. Photoprocessing wastes (developer)	264C
2. Photoprocessing wastes (fixer)	264T

Waste Management Branch Reviewer:


W. Tse

7/21.64



Thinking
beyond
the box

Stewardship Ontario

1-800-443-5143

Prospect Escalation

Steward/Company Name: Flowers Canada

Steward Address: 99 Fifth Ave. Suite 305, Ottawa, K1S 5K4

Sales: [REDACTED]

Primary Obligation: Blue Box

s.N/R

Steps	Date	Contact	Comments
Looked for Contact	March 28, 2013	Armen Patel – Executive Director	According to Hoover's database, Arman Patel is the Executive Director of Flowers Canada. I phoned Flowers Canada Head Office (519-561-0190) and was able to reach Mr. Patel's voicemail through the directory. I left a message briefly explaining the Blue box program, and let Mr. Patel know I will be sending a notification letter addressed to him.
Notification letter sent	March 29, 2013	Armen Patel – Executive Director	A Notification letter was sent Via Registered Mail to the head office of Flowers Canada to the attention of Arman Patel. (letter attached)
Warning Letter sent	September 23, 2013	Armen Patel – Executive Director	Sent Warning letter to Armen Patel. (See Attached)
Final Call	October 4, 2013	Armen Patel – Executive Director	A Final call was made to Arman Patel. I left a voicemail stating we have made 3 attempts to get in touch with no response, and we are ready to present the case to MEOIEB.

Prepared by Nick Choumakevitch - 10/10/13



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beyond
the box

Stewardship Ontario

September 23, 2013

Flowers Canada Inc.
99 Fifth Ave Suite 305
Ottawa, ON
K1S 5K4

Attention: Arman Patel

Re: Obligation to Stewardship Ontario

Dear Arman,

On March 29, 2013, your organization was notified of its potential obligation to either or both the Blue Box and Municipal Hazardous or Special Waste (MHSW) Programs. Since that date, Stewardship Ontario has attempted to follow up with your company but has been unable to conclude the matter.

As of today, your organization has not registered for either program, or returned the "non-obligation form" which attests to the fact the company is not a steward of either the BB or MHSW Program.

This letter provides written notice that your company must register or complete the non – obligation form provided with the notification letter by no later than **October 7, 2013**. As Stewardship Ontario's research suggests your organization is an obligated steward, failure to take one of these two actions may result in Stewardship Ontario's referral of this matter to the Ministry of the Environment's Investigations and Enforcement Branch for compliance and/or enforcement action due to non-compliance with the Waste Diversion Act, 2002.

To register please visit <https://werecycle.stewardshipontario.ca/in/portal> and click "Register Now" or complete the declaration of non-obligation on the last page of the notification letter.

If you have questions, please feel free to call me. If you require assistance with respect to the registration process, please contact Steward Services at 1-888-288-3360.

Thank you for your immediate attention to this matter.

Kind regards,

Nick Choumakevitch
Compliance Specialist
Audit & Compliance Department
Stewardship Ontario
1-888-288-3360 Ex. 190
rchoumakevitch@stewardshipontario.ca



Thinking
beyond
the box

Stewardship Ontario

Flowers Canada Inc.
99 Fifth Ave Suite 305
Ottawa, ON
K1S 5k4

March 29, 2013

Re: Legal Notification of how to obtain a copy of the Rules and Potential Obligation to Stewardship Ontario's Blue Box Program and/or MHSW Program

Dear Arman Patel:

Stewardship Ontario is an Industry Funded Organization responsible for designing and implementing the Blue Box and Municipal Hazardous and Special Waste (MHSW) Programs. These two programs aim to divert waste in the form of glass, metal, paper, plastics and textiles, and hazardous and special waste, respectively, from Ontario's landfills and waterways. *For more information about Stewardship Ontario, please consult Appendix I of this letter.*

If your organization is resident in Ontario, and is a manufacturer, brand owner or first importer (into Ontario) of any of the materials designated under the MHSW or Blue Box Programs, then you are a "steward". Stewards are obligated to register, file reports, and possibly pay fees to Stewardship Ontario based on the quantities of designated materials they supply for sale or use in Ontario.

The details of the steward's obligations are in the Program Plans and Rules found on our website: <http://www.stewardshipontario.ca/>. The links to the latest versions of the Rules also can be found in Appendix II of this letter. After receipt of this letter, the onus is on the organization to read the most recent rules on our website. Stewardship Ontario is not responsible for re-notifying stewards or prospects.

Please note this letter is considered legal notification of how to obtain a copy of the Rules, in accordance with Section 30 (8) of the Waste Diversion Act, 2002 (WDA) and that your organization may be obligated to pay fees for those designated materials your organization supplies for sale or use in Ontario; further, obligated organizations that do not register and file steward reports are in violation of the Blue Box and/or MHSW Rules and the WDA, and may become subject to interest, penalties, administrative costs, and enforcement action by the Ministry of the Environment.

If your organization is obligated for either or both programs, please consult Appendix III of this letter to determine how to proceed. If your organization is not obligated for either program, please complete the form in Appendix IV and mail, fax or email (werecycle@stewardshipontario.ca) it to Stewardship Ontario.

If you require assistance please contact the Steward Services Team at 1-888-288-3360 or werecycle@stewardshipontario.ca. We look forward to working with you to divert waste from Ontario's landfills and waterways through these programs.

Sincerely,

Nick Choumakovitch
Compliance Officer
Stewardship Ontario
Phone: 1.888.288.3360 ext. 190 Fax: 416.323.3185
nchoumakovitch@stewardshipontario.ca

1 St. Clair Avenue West
7th Floor
Toronto, Ontario
M4V 1K6

T. 416.323.0101
F. 416.323.3185
info@stewardshipontario.ca

www.stewardshipontario.ca

000013



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the box

Stewardship Ontario

Appendix I: Additional Information **Legislative Background**

The Waste Diversion Act (WDA), passed in 2002, mandates industry be held responsible for 50 per cent of the total net costs incurred by municipalities as a result of the Blue Box Program developed to manage Blue Box waste (see O. Reg. 34/08). In 2008, the Municipal Hazardous or Special Waste (MHSW) Program was implemented to manage the recycling or safe disposal of nine hazardous and special materials such as paints and coatings and single use dry cell batteries (see O. Reg. 542/06). Industry is required to fund 100 per cent of the costs required to operate the MHSW Program (see Program Request Letter dated July 2, 2008 and sent to Waste Diversion Ontario by the Minister of the Environment).

Blue Box Program

Ontario's Blue Box Program is operated by its municipalities and is 50 percent funded by stewards through their participation in the Blue Box Program Plan as administered by Stewardship Ontario. The management and funding of the Program's operations (i.e., the collecting, transporting and processing of recyclables) is shared between municipalities that run local recycling programs and the organizations (industry stewards) that produce the products that end up in curbside recycling boxes, bags and carts.

Since 2003, the Blue Box Program has diverted six million tonnes of printed paper and packaging from Ontario. More than 95 per cent of Ontarians now participate in the Blue Box Program and have access to curbside recycling for hundreds of products. Currently, Stewardship Ontario diverts 65 per cent of waste from landfills through its Blue Box Program.

MHSW Program

Stewardship Ontario manages the MHSW (or "Orange Drop") Program. The Program's collection, transportation, processing and responsible handling (recycling and/or safe disposal) costs are to be fully funded by the industry stewards that supply the obligated materials. Transferring these costs to industry from municipal property taxpayers is a key objective of the program under the Waste Diversion Act.

The program began in July 2008 and includes nine materials. From its inception through 2011, the MHSW Program diverted 68000 tonnes of hazardous and special waste from Ontario's landfills and waterways.

Economic Impact of Stewardship Ontario Programs: (Stewardship Ontario 2010 Annual Report)

- 7000 Ontario Jobs depend on Ontario's Blue Box Recycling program
- Waste diversion programs generate \$673 million in GDP.
- Since 2004, Municipal taxpayers have benefited from \$420 million in Blue Box funding provided by Stewardship Ontario.
- \$61 million of this has been invested to improve systems and infrastructure
- Since 2004 \$700 million of recycled commodities have been used to make new products
- Waste diversion encourages new business based on green technologies

1 St. Clair Avenue West
7th Floor
Toronto, Ontario
M4V 1K6

T: 416 323 0101
F: 416 323 3185
info@stewardshipontario.ca

www.stewardshipontario.ca



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beyond
the box

Stewardship Ontario

Appendix II: Rules

Blue Box Rules:

http://www.stewardshipontario.ca/wp-content/uploads/2013/03/Rules-for-Stewards-with-Respect-to-Payment-of-Blue-Box-Fees-for-the-Period-Commencing-January-1-2013_FINAL-SIGNED1.pdf

To assist you in determining your Blue Box obligation, please refer to the following pages in the 2013 Rules:

- Page 1 – Designation of Stewards
- Appendix A – Designated Blue Box Waste Reporting Categories and Fee Schedule
- Appendix C – Reporting and Payment Schedule

MHSW (Orange Drop) Rules:

http://www.stewardshipontario.ca/wp-content/uploads/2013/03/Rules-for-Stewards-with-Respect-to-Payment-of-MHSM-Fees-for-the-Period-Commencing-January-1-2013_FINAL-SIGNED.pdf

To assist you in determining your MHSW obligation, please refer to the following pages in the 2013 Rules:

- Page 1 – Designation of Stewards
- Appendix A – Municipal Hazardous and Special Materials Definitions

Appendix III: Registration & Reporting

If you determine that you are an obligated steward, please do the following to ensure your organization's compliance:

1. log onto *We Recycle*, our steward portal to register your company: <https://werecycle.stewardshipontario.ca>
2. complete a Blue Box and/or MHSW Report(s) within the following timelines:
 - As a newly notified Blue Box steward your organization's obligation begins 90 days from the date of this letter. This report will consist of Blue box materials supplied to the Ontario marketplace during the previous year.
 - As a newly notified MHSW steward your organization's obligation begins in the quarter following the quarter in which this notification was forwarded. This report will consist of MHSW materials supplied to Ontario marketplace throughout the prior quarter.



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Stewardship Ontario

Appendix IV: Declaration that Organization is Not Obligated

If your organization is not obligated for either program, please complete this form and mail, fax or email (nchoumakevitch@stewardshipontario.ca) it to Stewardship Ontario.

I have read and understood the Blue Box and MHSW Programs and Program Rules, and have performed due diligence with respect to determining _____'s stewardship status and responsibilities with respect to these two programs. I have concluded that my organization is not obligated to Stewardship Ontario's Blue Box or MHSW program. I understand that should the organization represent change in a manner that makes it become obligated; the organization will ensure it remains compliant by registering, reporting and paying fees to the appropriate stewardship program(s) managed by Stewardship Ontario.

Please indicate the reasons why your company is not obligated to register with Stewardship Ontario's Blue Box or MHSW Programs.

I acknowledge that signing this Document could have legal ramifications if it is discovered that my organization is a Manufacturer, Brand owner, or First Importer (into Ontario) of Blue Box or MHSW materials that are made available for sale or use in Ontario. I further understand that by signing this document, I am declaring that I am authorized to make decisions for my organization with regard to ensuring the organization is compliant with all relevant laws and regulations.

Name (Please Print)

Title

Signature



Date

1 St. Clair Avenue West
7th Floor
Toronto, Ontario
M4V 1K6

T. 416.323.0101
F. 416.323.3185
info@stewardshipontario.ca

www.stewardshipontario.ca

INCIDENT REPORT

Reference Number:	2472-9CPNPQ	File Storage Number:	SEIU-305-13-003-WDA
Module:	Incident Reporting	Module Type:	Legislation Non-Compliance
Cross Reference:	(doc link)	Task Link:	4626-9CPPJ7 
Originating Document:		Created by:	Michelle Gervais
Incident Report Reference Number:	2472-9CPNPQ 		
Date Created:	2013/10/21	Date Completed:	2016/06/08
Bring Forward Date:		Bring Forward Reason:	
Status:	Cancelled		
Program	Waste - Solid/Non-hazardous	Activity:	IEB Blue Box - Investigations

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

☐ Yes ☒ No ☐ To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:		
First Name	Last Name	
Michelle	Gervais	
Contact Mailing Address		
Municipality:		
Milton		

Reported By:	
--------------	--

MOE Information

Date & Time Reported to MOE:	2013/10/21 13:37		
Office Receiving Incident Report:	IEB SCB		
Incident Info Received By:	Michelle Gervais		
MOE Response:	Planned Field Response	Site Region:	Eastern
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)**Client Details**

Flowers Canada<UNOFFICIAL>

Mailing Address: , Ontario, Canada

Physical Address: Lot: , Part: , 99 Fifth Avenue, Suite 305, Ottawa, Ontario, , Ontario, Canada

Telephone: , FAX:

Client Type: Other - Floral Retailer Association

Site(s)**Site Details**

Flowers Canada<UNOFFICIAL>

Address: Lot: , Part: , 99 Fifth Avenue, Suite 305, Ottawa, City,

District Office: Ottawa

Incident Information

Incident Summary:	WDA-Steward Issue-Blue Box <i>cannot be longer than 60 characters</i>
Incident Description:	<p>October 10, 2013 (michelle Gervais- File assigned by Matt Williamson through Nick Choumakevitch (SO) The file information consists of a list of attempts by SO to contact the client through telephone and mail contact. Client has never responded. Client is a prospect. Left voice mail for client, Amen Patel, Ottawa 18004475154.</p> <p>October 18, 2013 (michelle Gervais) - Left voice mail for client, Amen Patel, Ottawa 18004475154.</p> <p>October 21, 2013 (Michelle Gervais) - No response from Amen Patel. Did ONBIS search and realized that this is a federally incorporated company with what seems to be the head office in Milton. I have left a message for [REDACTED] Office Manager to call me back</p> <p>[REDACTED] called back. He explained that Canada Flowers is NOT the same as Flowers Canada. Canada Flowers is simply an internet company that takes orders for flowers from customers located anyway in the world and ensures that the local suppliers provides the flowers ordered. They produce no waste.</p> <p>October 22, 2013 - I returned to the website for Flowers Canada and found a page of the Board of Directors. I was able to contact [REDACTED] Ontario Representative. [REDACTED] explained that Flowers Canada Retail is NOT a company but, in fact, is an association of florists. The association works for its members by arranging marketing (deals) through credit card companies but does no direct mail outs. The address in Ottawa is NOT a school. In fact, the association runs classes in May and June at the University of Guelph and any waste is handled through the University's recycling program.</p> <p>Spoke with Nick Choumakevitch and Nick agrees that Flowers Canada is NOT a steward as defined by the Rules.</p> <p>Incident closed - NFAR</p>

Links & Comments:

Attachments Names: Flowers Canada Prospect Escalation pdf

Date & Time of Incident	Incident Date Confirmation? Estimated 2013/06/30		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category	

		Code:					
Environmental Impact:							
Nature of Impact:							
Incident Event:				Incident Reason:			
Damaged Party:		No					
Contaminants Table							
Contaminant Name		Code	UN#	Limit	Quantity	[units]	[freq]
Controller of Material:				Owner of Material:			
Estimated Clean Up Cost:				Who Cleaned Up:			
% Clean Up:		%		MOE/Other Agencies Involved:			

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> To be determined
--	---------------------------	-------------------------------------	--

Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
------	--------------	---------------------------------	------	------------

Offence(s)

Suspected Violation(s)/Offence(s):
<p>Act - Regulation - Section, Description</p> <p>{General Offence}</p> <p>1) WDA - 41 (1), A person who contravenes this Act, the regulations or the rules is guilty an offence {41 (1)}</p> <p>2) WDA - 41 (2), If a corporation contravenes this Act, the regulations or the rules, every director, officer, employee or agent of the corporation who directed, authorized, participated in, assented to or acquiesced in the contravention is guilty of an offence {41 (2)}</p>

Provincial Officer:

Name: Michelle Gervais
Badge No: 572

Work Unit:
District/Area Office: IEB SCB
Date: 2013/10/22

Signature:

H. Gervais

District/Area Supervisor:

Name:

Work Unit:

District/Area Office:

Date:

Signature:

Adrian Menyhart

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: September-06-17 1:42 PM
To: Adrian Menyhart
Subject: RE: Records Search Request - 99 Fifth Avenue

Hi Adrian,

Thank you for your inquiry.

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

852 Bank St, Ottawa has record of an expired full-serve gas station.

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

Thank you,

Roxana



Roxana Mashtaler | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: rmashtaler@tssa.org
www.tssa.org



From: Adrian Menyhart

[mailto:AMenyhart@Patersongroup.ca]

Sent: Tuesday, August 15, 2017 12:36 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records Search Request - 99 Fifth Avenue

Good Afternoon

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

813 Bank Street
816 Bank Street
819 Bank Street
828 Bank Street
834 Bank Street
846 Bank Street
851 Bank Street
852 Bank Street

93 Fifth Avenue

99 Fifth Avenue

Best Regards,

Adrian Menyhart, P.Eng.

patersongroup
solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 208

Fax: (613) 226-6344

Email: amenyhart@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

August 28, 2017

Adrian Menyhart
Paterson Group
154 Colonnade Road South
Ottawa, ON K2E 7J5

Sent via email [amenyhart@patersongroup.ca]

Dear Mr. Menyhart,

**Re: Information Request
99 Fifth Avenue, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

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

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are 6 activities associated with the Subject Property: Activity Numbers 5920, 5711, 339, 5682, 9639, and 9801.

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

- There are 25 activities associated with properties located within 50m of the Subject Property: Activity Numbers 10454, 5920, 5711, 8008, 1262, 13468, 6072, 1107, 13200, 3839, 10235, 12958, 9385, 2705, 8754, 13480, 6003, 7475, 783, 8524, 5330, 13681, 12525, 5120, and 12701.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

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

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

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

Please note that Activity Numbers 10454, 6072, and 13681 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above, including the HLUI database's location of the Activity Numbers with a PIN Certainty of "2".

Additional information may be obtained by contacting:

Ontario's Environmental Registry

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

The Ontario Land Registry Office

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

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

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

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Seana Turkington".

Seana Turkington

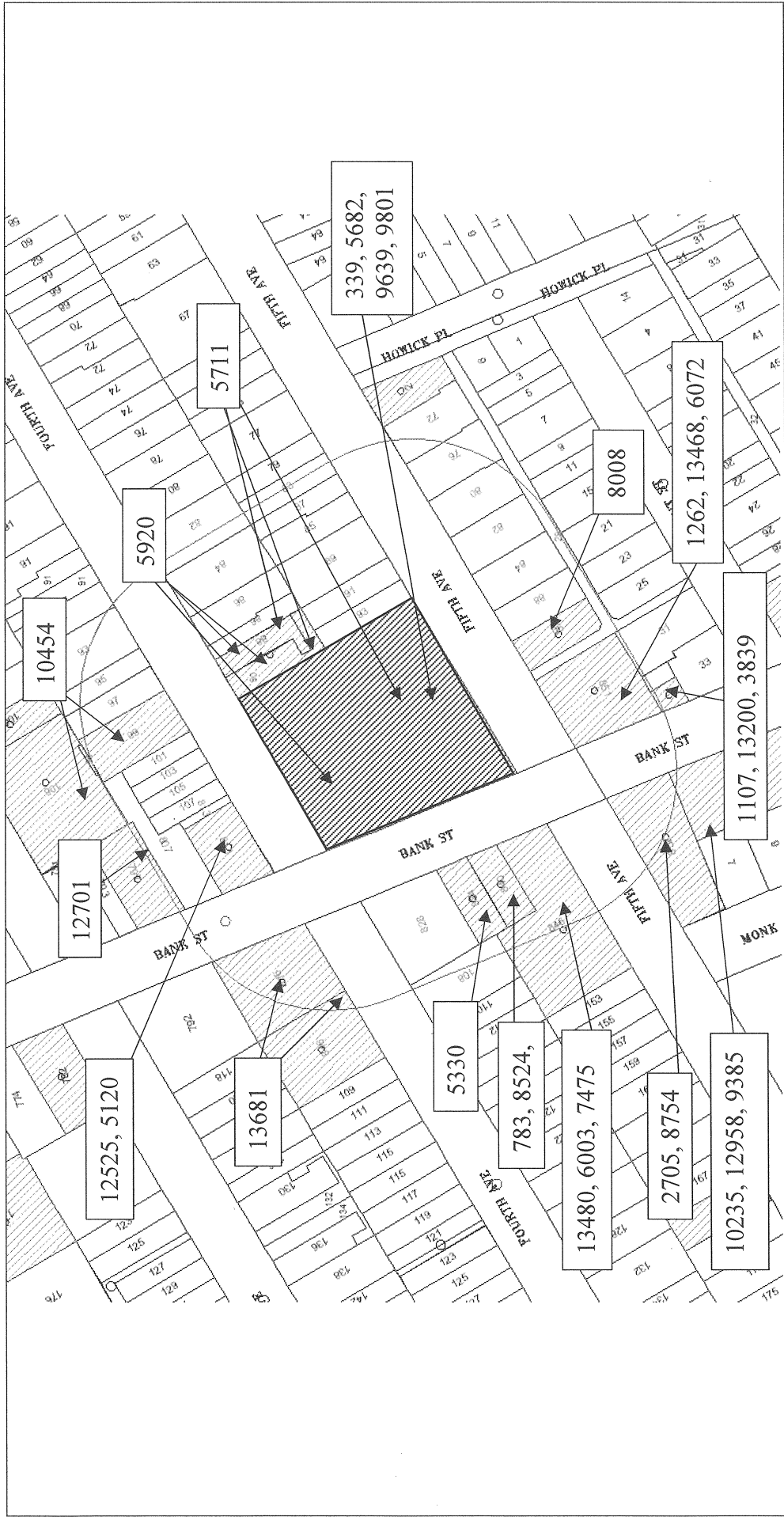
Per:



Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB / ST

Attach: 33

cc: File no. D06-03-17-0100



<p>Scale 1: n/a</p>	<p>99 Fifth Avenue (or 819 Bank Street) Ottawa, ON File # D06-03-17-0100 Seana Turkington</p> 	<p><u>Overview</u> ID# = Activity Identification Number</p> <p> = Subject Site</p>
---------------------	---	---

**CITY OF OTTAWA**

HLUI ID: __679DF4

AREA (Square Metres): 486.968

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 14:58:26

Study Year
1998**PIN**
041380165**Multi-NAIC**
Y**Multiple Activities**
N**Activity ID:** 12701**Multiple PINS:** N**PIN Certainty:** 1**Previous Activity ID(s) :** 1955**Related PINS:** 041380165**Name:** SPIC & SPAN CLEANERS & DYERS**Address:** 801 BANK STREET, OTTAWA**Facility Type:** Laundries and Cleaners**Comments 1:****Comments 2:****Generator Number:****Storage Tanks:****HL References 1:** M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, M.1960, M.1970, M.1980**HL References 2:****HL References 3:**

NAICS	SIC
561740	972
812310	972
812330	972
812320	972

Company Name

Superior Service Stores

Spic & Span Cleaners & Dyers

Year of Operation

c. 1950

c. 1960-1970



CITY OF OTTAWA

HLUI ID: __679FUM

AREA (Square Metres): 1753.507

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 14:59:28

Study Year
1998

PIN
041380162

Multi-NAIC
N

Multiple Activities
N

Activity ID: 10454 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 1399
Related PINS: 041380161
Name: OPERA COCKTAIL
Address: 108 THIRD AVENUE, OTTAWA
Facility Type: Soft Drink Industry
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS **SIC**
312120 111

Company Name

Opera Cocktail

Year of Operation

c. 1940

**CITY OF OTTAWA**

HLUI ID: __679DE4

AREA (Square Metres): 478.840

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:00:16

Study Year
1998**PIN**
041380340**Multi-NAIC**
Y**Multiple Activities**
Y

Activity ID: 5711 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2383, 2381
Related PINS: 041380341
Name: GLEBE FASHION CLEANERS LIMITED
Address: 829 BANK STREET, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number: ON1297500
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980; SC98; PID1994
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
812320	972
812330	972
561740	972
812310	972
812310	0
812320	0

Company Name**Year of Operation**

GLEBE FASHION CLEANERS LIMITED

c. 2000

Glebe Fashion Cleaners

c. 1960-1998

Fashion Cleaners

c. 1998

GLEBE FASHION CLEANERS LIMITED

c. 2003

GLEBE FASHION CLEANERS LIMITED

c. 2001

Vern's Cleaners and Tailors

c. 1970

George Cleaner and Tailor

c. 1960-1970

**CITY OF OTTAWA**

HLUI ID: __679DE4

AREA (Square Metres): 478.840

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:00:16

Study Year
1998**PIN**
041380340**Multi-NAIC**
Y**Multiple Activities**
Y

Activity ID: 5920 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 5000, 6885
Related PINS: 041380341
Name: GLEBE PHOTO
Address: 837 BANK STREET, OTTAWA
Facility Type: Camera and Photographic Supply Stores
Comments 1:
Comments 2:
Generator Number: ON1850500
Storage Tanks:
HL References 1: PID1994, SC98
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
812922	0
541920	993
443130	657
812922	657
812921	0
812921	282
443130	0
323120	282

Company Name

Keylink Systems Inc.

GLEBE PHOTO

GLEBE PHOTO

Image Express

GLEBE PHOTO

Year of Operation

c. 1994

c. 2001

c. 2005

c. 1998

c. 2000



CITY OF OTTAWA

HLUI ID: __679FBG

AREA (Square Metres): 3712.455

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:03:40

Study Year
1998

PIN
041380341

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 339 **Multiple PINS:** N

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

Related PINS: 041380341

Name: ARSENAULT APPLIANCE SERVICE

Address: 99 FIFTH AVENUE, OTTAWA

Facility Type: Appliance, Television, Radio and Stereo Stores

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS **SIC**

811412 0

Company Name

ARSENAULT APPLIANCE SERVICE

Year of Operation

c. 2001

**CITY OF OTTAWA**

HLUI ID: __679FBG

AREA (Square Metres): 3712.455

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:03:40

Study Year
1998**PIN**
041380341**Multi-NAIC**
Y**Multiple Activities**
Y**Activity ID:** 5682**Multiple PINS:** N**PIN Certainty:** 1**Previous Activity ID(s) :****Related PINS:** 041380341**Name:** GAMEPOWER GLEBE**Address:** 835 BANK STREET, OTTAWA**Facility Type:** Electrical and Electronic Machinery, Equipment and Supplies, Wholesale**Comments 1:****Comments 2:****Generator Number:****Storage Tanks:****HL References 1:****HL References 2:****HL References 3:** 2001 Employment Survey

NAICS	SIC
443120	0

Company Name

GAMEPOWER GLEBE

Year of Operation

c. 2001

**CITY OF OTTAWA**

HLUI ID: __679FBG

AREA (Square Metres): 3712.455

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:03:40

Study Year
1998**PIN**
041380341**Multi-NAIC**
Y**Multiple Activities**
Y

Activity ID: 5711 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2383, 2381
Related PINS: 041380341
Name: GLEBE FASHION CLEANERS LIMITED
Address: 829 BANK STREET, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number: ON1297500
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980; SC98; PID1994
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
812320	972
812330	972
561740	972
812310	972
812310	0
812320	0

Company Name**Year of Operation**

GLEBE FASHION CLEANERS LIMITED

c. 2000

Glebe Fashion Cleaners

c. 1960-1998

Fashion Cleaners

c. 1998

GLEBE FASHION CLEANERS LIMITED

c. 2003

GLEBE FASHION CLEANERS LIMITED

c. 2001

Vern's Cleaners and Tailors

c. 1970

George Cleaner and Tailor

c. 1960-1970

**CITY OF OTTAWA**

HLUI ID: __679FBG

AREA (Square Metres): 3712.455

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:03:40

Study Year
1998**PIN**
041380341**Multi-NAIC**
Y**Multiple Activities**
Y

Activity ID: 5920 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 5000, 6885
Related PINS: 041380341
Name: GLEBE PHOTO
Address: 837 BANK STREET, OTTAWA
Facility Type: Camera and Photographic Supply Stores
Comments 1:
Comments 2:
Generator Number: ON1850500
Storage Tanks:
HL References 1: PID1994, SC98
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
812922	0
541920	993
443130	657
812922	657
812921	0
812921	282
443130	0
323120	282

Company Name

Keylink Systems Inc.

GLEBE PHOTO

GLEBE PHOTO

Image Express

GLEBE PHOTO

Year of Operation

c. 1994

c. 2001

c. 2005

c. 1998

c. 2000



CITY OF OTTAWA

HLUI ID: __679FBG

AREA (Square Metres): 3712.455

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:03:40

Study Year
1998

PIN
041380341

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9639 **Multiple PINS:** N

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

Related PINS: 041380341

Name: ONCOMATRX

Address: 99 FIFTH AVENUE,

Facility Type: Medical and Other Health Laboratories

Comments 1: #3

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
621510	0

Company Name

ONCOMATRX

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __679FBG

AREA (Square Metres): 3712.455

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:03:40

Study Year
1998

PIN
041380341

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9801 **Multiple PINS:** N

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

Related PINS: 041380341

Name: NEWTON WM ROOFING

Address: 99 FIFTH AVENUE, OTTAWA

Facility Type: Structural and Related Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
238170	0
238160	0

Company Name

NEWTON WM ROOFING

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __6790M0
AREA (Square Metres): 296.560

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:04:27

Study Year
2005

PIN
041390023

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 8008 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) :
Related PINS: 041390023
Name: L F MYRE
Address: 90 FIFTH AVENUE,
Facility Type: Plumbing, Heating and Air Conditioning, Mechanical Work
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
238220	0
238210	0
238910	0

Company Name

L F MYRE

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __670H4S
AREA (Square Metres): 784.850

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:05:35

Study Year
1998

PIN
041390001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1262 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 271
Related PINS: 041390001
Name: BANK & FIFTH GARAGE
Address: 855 BANK STREET, OTTAWA
Facility Type: Motor Vehicle Repair Shops
Comments 1: Keith's Auto Sales listed at #855-857 Bank St. (PIN no. remains the same)
Comments 2:
Generator Number:
Storage Tanks: 2, underground, gasoline - 1000 gal, 500 gal FIP1922 -One UST
HL References 1: FIP1901,vol2, FIP1912-151-871A. vol2. FIP1922-151-871A,vol1 & 2. FIP1948-145-871A. FIP1956-145-871A,Vol1, M.1900, M.1910, M.1920, M.1921, M.1930, M.1940, M.1948, M.1950, M.1955
HL References 2:
HL References 3:

NAICS	SIC
811121	635
447190	633
811199	633
811112	635
811119	635
447110	633

Company Name

Year of Operation

Keith's Auto Sales	c. 1956
Bank & Fifth Garage (1948)	c. 1922-1950
Bank St Garage Used Car Lot	c. 1940
McLood and Paynter Garage	c. 1920
Bank Garage (1922)	c. 1930
Lewis Motors Ltd.	c. 1922-1955



CITY OF OTTAWA
HLUI ID: __670H4S
AREA (Square Metres): 784.850

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:05:35

Study Year
1998

PIN
041390001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13468

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 2388

Related PINS: 041390001

Name: TOILET LAUNDRIES LIMITED

Address: 855 BANK STREET, OTTAWA

Facility Type: Laundries and Cleaners

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1955, M.1960, M.1970, M.1980; FIP1901,Vol2; FIP1912-151-871A,Vol2; FIP1922-151-871A,Vol2;
FIP1948-145-871A; FIP1956-145-871A,Vol1

HL References 2:

HL References 3:

NAICS	SIC
812320	972
561740	972
812330	972
812310	972

Company Name

Toilet Laundries

Year of Operation

c. 1956-1960



CITY OF OTTAWA
HLUI ID: __670H4S
AREA (Square Metres): 784.850

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:05:35

Study Year
1998

PIN
041390001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6072 **Multiple PINS:** N
PIN Certainty: 2 **Previous Activity ID(s) :** 2107
Related PINS: 041390001
Name: FUEL OIL AND EQUIPMENT LIMITED
Address: 857 BANK STREET, OTTAWA
Facility Type: Petroleum Products, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
412110	511
454310	511
419120	511

Company Name
Superior Service Stores

Year of Operation
c. 1950



CITY OF OTTAWA

HLUI ID: __679BP9

AREA (Square Metres): 73.556

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:07:10

Study Year
2005

PIN
041390002

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1107 **Multiple PINS:** N

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

Related PINS: 041390002

Name: ALPHA STEREO-TV

Address: 859 BANK STREET, OTTAWA

Facility Type: Appliance, Television, Radio and Stereo Stores

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS **SIC**

443110 0

Company Name

ALPHA STEREO-TV

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __679BP9
AREA (Square Metres): 73.556

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:07:10

Study Year
2005

PIN
041390002

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13200

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) :

Related PINS: 041390002

Name: START COMPUTING 2000

Address: 857 BANK STREET, OTTAWA

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

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
443120	0

Company Name

START COMPUTING 2000

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __679BP9
AREA (Square Metres): 73.556

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:07:10

Study Year
2005

PIN
041390002

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3839 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041390002

Name: CREATIVE FLOORWORX INC.

Address: 857 BANK STREET,

Facility Type: Interior and Finishing Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS SIC

238340 0

Company Name

CREATIVE FLOORWORX INC.

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679EFL
AREA (Square Metres): 980.762

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:08:01

Study Year
1998

PIN
041400196

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10235 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 7135
Related PINS: 041400196
Name: PARKER CLEAN
Address: 858 BANK STREET, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: DE&S Drive By, 1999
HL References 2:
HL References 3:

NAICS	SIC
812310	972
812320	972
561740	972
812330	972

Company Name

Parker Clean

Year of Operation

c. 1999



CITY OF OTTAWA
HLUI ID: __679EFL
AREA (Square Metres): 980.762

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:08:01

Study Year
1998

PIN
041400196

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12958 **Multiple PINS:** N

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

Related PINS: 041400196

Name: SPACEFORM CONSTRUCTORS INC.

Address: 858 BANK STREET,

Facility Type: Residential Building and Development

Comments 1: #105B

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS **SIC**

236110 0

Company Name

SPACEFORM CONSTRUCTORS INC.

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679EFL
AREA (Square Metres): 980.762

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:08:01

Study Year
1998

PIN
041400196

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9385 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2539
Related PINS: 041400196
Name: MOTOSPORT PLUS (OUT OF BUSINESS)
Address: 860 BANK STREET, OTTAWA
Facility Type: Motor Vehicle Repair Shops
Comments 1: Shown as a residence in FIP1922. Generator #ON1011300 (waste generator) for Motosport Plus in PID1994.
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1922, M.1948, M.1956, M.1960, M.1970, M.1980; PID1994; FIP1912-Key,vol2; FIP1922-152-1049,vol2; FIP1948-144-1049; FIP1956-144-1049
HL References 2:
HL References 3:

NAICS	SIC
811121	635
811119	635
811490	632
811112	635

Company Name

Motosport Plus (Out of Business)
Ottawa Motor Sales Ltd.

Year of Operation

c. 1980-1994
c. 1948-1960



CITY OF OTTAWA
HLUI ID: __679EBL
AREA (Square Metres): 833.478

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:08:35

Study Year
1998

PIN
041400195

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2705 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 649
Related PINS: 041400195
Name: CITIES SERVICE OIL CO. LIMITED
Address: 852 BANK STREET, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1: Cities Service Oil Co. Ltd. Service Station No. 4 in 1950 - also lists Keith's Service Station
Comments 2:
Generator Number:
Storage Tanks: 3 UST (gasoline) - Property is on the SW corner of Bank & 5th Ave. - tanks are parallel to 5th Ave.
HL References 1: M.1900, M.1910, M.1920, M.1922, M.1930, M.1940, M.1948, M.1950, M.1956, M.1960, M.1970, M.1980, M.1990, M.1997; FIP1912-Key,vol2; FIP1922-152-1049,vol2; FIP1948-144-1049; FIP1956-144-1049
HL References 2:
HL References 3:

NAICS	SIC
811112	635
811119	635
447190	633
447110	633
811121	635
811199	633

Company Name

Cities Service Oil Co. Ltd.
Lucas Service Station
Luciano Service Station
McKale's Petro Canada Station

Year of Operation

c. 1930
c. 1950
c. 1940
c. 1960-1997



CITY OF OTTAWA
HLUI ID: __679EBL
AREA (Square Metres): 833.478

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:08:35

Study Year
1998

PIN
041400195

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8754 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041400195

Name: MCKALE'S SERVICE CENTRE LIMITED

Address: 852 BANK STREET, OTTAWA

Facility Type: Motor Vehicle Repair Shops

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Property Assessment

NAICS SIC

811121	0
811111	0
811112	0
811119	0
811199	0

Company Name

Year of Operation

MCKALE'S SERVICE CENTRE LIMITED

c. 2005

MCKALE'S SERVICE CENTRE LIMITED

c. 2001



CITY OF OTTAWA
HLUI ID: __670H6C
AREA (Square Metres): 1336.920

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:09:42

Study Year
1998

PIN
041370199

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13480 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 3694
Related PINS: 041370199
Name: THE ROOS ART STORE
Address: 846 BANK STREET, OTTAWA
Facility Type: Platemaking, Typesetting and Bindery Industry
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
812921	282
323120	282

Company Name

The Roos Art Store

Year of Operation

c. 1930



CITY OF OTTAWA
HLUI ID: __670H6C
AREA (Square Metres): 1336.920

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:09:42

Study Year 1998	PIN 041370199	Multi-NAIC Y	Multiple Activities Y
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Activity ID: 6003 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 3695
Related PINS: 041370199
Name: FRANK G. BOWIE
Address: 848 BANK STREET, OTTAWA
Facility Type: Heating Equipment Industry
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
333310	307
333416	307
238220	424
333413	307

Company Name	Year of Operation
Frank G. Bowie	c. 1930



CITY OF OTTAWA
HLUI ID: __670H6C
AREA (Square Metres): 1336.920

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:09:42

Study Year
1998

PIN
041370199

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7475 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 2027
Related PINS: 041370199
Name: JOHN CARNOCHAN
Address: 151 MUTCHMOR STREET, OTTAWA
Facility Type: Exterior Close In Work
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
238150	423
238160	423
238310	423
238140	423

Company Name

John Carnochan
Carnochan and Hunter

Year of Operation

c. 1910
c. 1900



CITY OF OTTAWA
HLUI ID: __670HZY
AREA (Square Metres): 251.312

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:10:17

Study Year
1998

PIN
041370201

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 783 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 2532
Related PINS: 041370201

Name: ALYEA'S JEWELLERS LIMITED
Address: 840 BANK STREET, OTTAWA
Facility Type: Jewellery and Precious Metal Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M.1980

HL References 2:

HL References 3:

NAICS	SIC
331490	392

Company Name

Alyea's Jewellers Limited

Year of Operation

c. 1980



CITY OF OTTAWA
HLUI ID: __670HZY
AREA (Square Metres): 251.312

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:10:17

Study Year
1998

PIN
041370201

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8524 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2132
Related PINS: 041370201
Name: LYLE BLACKWELL LIMITED
Address: 844 BANK STREET, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
561740	972
812320	972
812330	972
812310	972

Company Name

Lyle Blackwell Ltd.

Year of Operation

c. 1950



CITY OF OTTAWA
HLUI ID: __679BP8
AREA (Square Metres): 268.127

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:10:56

Study Year
2005

PIN
041370202

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 5330 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 041370202
Name: FLAG SHOP
Address: 838 BANK STREET,
Facility Type: Lumber and Building Materials, Wholesale
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
416310	0
444190	0
416390	0

Company Name

FLAG SHOP

Year of Operation

c. 2005



CITY OF OTTAWA
HLUI ID: __679A3N
AREA (Square Metres): 765.298

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:11:31

Study Year
2005

PIN
041370200

Multi-NAIC
N

Multiple Activities
N

Activity ID: 13681 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) :
Related PINS: 041370200
Name: THORNE & CO
Address: 802 BANK STREET,
Facility Type: Hardware, Paint, Glass and Wallpaper Stores (paint storage)
Comments 1: no pin for 802 -pin is for 816
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
444220	0
444210	0

Company Name

THORNE & CO
THORNE & CO

Year of Operation

c. 2005
c. 2001

**CITY OF OTTAWA**

HLUI ID: __6790H7

AREA (Square Metres): 832.450

Report: RPTC_OT_DEV0122

Run On: 21 Aug 2017 at: 15:12:12

Study Year
2005**PIN**
041370200**Multi-NAIC**
Y**Multiple Activities**
N

Activity ID: 13681 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :**
Related PINS: 041370200
Name: THORNE & CO
Address: 802 BANK STREET,
Facility Type: Hardware, Paint, Glass and Wallpaper Stores (paint storage)
Comments 1: no pin for 802 -pin is for 816
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
444220	0
444210	0

Company Name

THORNE & CO

THORNE & CO

Year of Operation

c. 2005

c. 2001



CITY OF OTTAWA
HLUI ID: __679D5E
AREA (Square Metres): 430.670

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:12:56

Study Year
1998

PIN
041380167

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12525 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 909
Related PINS: 041380167
Name: SOCIETY CLEANERS AND DYERS
Address: 817 BANK STREET, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1: Tailor at this location in 1950
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
HL References 2:
HL References 3:

NAICS	SIC
812320	972
812330	972
812310	972
561740	972

Company Name

Society Cleaners and Dyers

Year of Operation

c. 1940



CITY OF OTTAWA
HLUI ID: __679D5E
AREA (Square Metres): 430.670

Report: RPTC_OT_DEV0122
Run On: 21 Aug 2017 at: 15:12:56

Study Year
1998

PIN
041380167

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5120 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 816
Related PINS: 041380167
Name: EDUCO TOYS REGISTERED
Address: 816 BANK STREET, OTTAWA
Facility Type: Other Wood Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: S.1958, S.1961, S.1964-65, M.1958, M.1961
HL References 2:
HL References 3:

NAICS	SIC
339930	393
321216	259
321114	259
321217	259
339920	393
337920	259

Company Name

Educo Toys Registered

Year of Operation

c. 1958

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Adrian Menyhart, B.Eng/ing./P.Eng.

Adrian received his Bachelor's of Engineering from Carleton University in 2011, with a specialization in environmental engineering. During the summers of 2009 through 2011, Adrian worked for the Canadian Food Inspection Agency as an Inspector within the Ottawa region. During Adrian's summer experience he would gain invaluable experience with time management, relations with other government departments as well as the general public and data and information collection. Upon completion of Adrian's summer employment with Canadian Food Inspection Agency in 2011, Adrian started his career as a junior environmental specialist at Paterson within the Environmental Division under the guidance of Mark D'Arcy and other senior personnel. During his time at Paterson, Adrian has accumulated extensive experience with Phase I and Phase II environmental site assessments, remediation inspections, environmental monitoring and field procedures. Being fluently bilingual in English and French, Adrian has experience working in both Ontario and Quebec, and is currently pursuing membership with governing engineering bodies in both provinces. Adrian's work experience has provided an opportunity to gain valuable knowledge about the environment industry, which has lead to his advancement within the Paterson office and ability to be a contributor to the Environmental Divisions success.

EDUCATION

B.Eng. 2011, Environmental Engineering, Carleton University, Ottawa, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Ordre des Ingénieurs du Québec
Professional Engineers of Ontario
Ottawa Geotechnical Group

YEARS OF EXPERIENCE

With Paterson: 5

With other Firms: 1

OFFICE LOCATION

Paterson's Ottawa Office

SELECT LIST OF PROJECTS

- Ottawa Heart Institute Construction, Ottawa, ON (project manager) – Conducted air sampling for parameters such as particulate matter, lead, mould and asbestos
- Ottawa Arts Gallery Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials, providing daily correspondence with the client.
- Rideau Centre Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials.
- Tweedsmuir and Carling Avenue water and sewer main rehabilitation, Ottawa, ON (remediation supervisor) – Provided guidance for the management of contaminated materials within the sewer and water main excavations.
- Conducted numerous designated substance surveys and asbestos surveys throughout Ontario and Quebec, collecting representative samples of potential asbestos containing materials and preparing comprehensive reports.
- Conducted numerous air sampling programs, collecting samples for environmental parameters such as asbestos, lead and mould, and preparing reports.
- Conducted Phase I and II Environmental Site Assessments across Ontario and Quebec
- Groundwater Monitoring and Sampling

PROFESSIONAL EXPERIENCE

September 2011 to present, **Environmental Engineer, Paterson Group Inc.**, Ottawa, Ontario

- Provide on-site environmental expertise for remediation projects including Ottawa Arts Gallery, Rideau Centre Expansion and Tall Ships Landing, among various small scale remediation project within the greater Ottawa area.
- Coordinate field programs and prepare reports for Phase I and II projects across Ontario and Quebec.
- Oversee environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Conduct designated substance surveys in Ontario and Quebec.
- Coordinate air sampling programs for various environmental parameters, comparing results with regulatory standards and other guidelines.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations for environmental concerns.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for environment field programs and construction costs.

June to September from 2009 to 2011, **Inspector, Canadian Food Inspection Agency**, Ottawa, Ontario

- Conducted the trapping program for the Emerald Ash Borer across Eastern Ontario.
- Assisted in the preparation and training of other inspectors for the trapping program.
- Conducted inspections for restricted wood products at various campgrounds.
- Assisted other inspectors in inspecting shipments of wood products from other countries, in certain cases, seizing and disposing of items.
- Compiling data and preparing reports.

Mark S. D'Arcy, P.Eng., QP_{ESA} Senior Environmental/Geotechnical Engineer

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

EDUCATION

B.A.Sc. 1991, Geological Engineering, Queen's University, Kingston, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario

ESA Qualified Person with MOECC

Ottawa Geotechnical Group

Consulting Engineers of Ontario

YEARS OF EXPERIENCE

With Paterson: 26

OFFICE LOCATION

154 Colonnade Road South,
Nepean, Ontario, K2E 7J5

SELECT LIST OF PROJECTS

- 222 Beechwood Avenue, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario (Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario(Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)

PROFESSIONAL EXPERIENCE

May 2001 to present, **Manager of Environmental Division, Paterson Group Inc.,** Ottawa, Ontario

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.