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Attention: **Mr. Kevin Rolfe**

www.patersongroup.ca

Subject: **Phase I Environmental Site Assessment Update
Commercial Property
1000 Thomas Spratt Place
Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a previous Phase I ESA prepared by Paterson, as detailed below.

Site Information

The site is an irregular shaped parcel of land located on the southeast corner of the Thomas Spratt Place and Thurston Drive intersection, in the City of Ottawa. The subject site consists of approximately 0.52 hectares with a slab-on-grade building structure which is used for commercial office and warehouse space by The Computer Media Group. The site is located in a municipally serviced area and surrounding land use is commercial and industrial. Site zoning is IL - Light Industrial, with O1P - Hydro Corridor Zone to the north and IG3 - General Industrial Use Zone to the south.

Previous Report

The following report was reviewed prior to conducting this assessment:

- ❑ 'Phase I - Environmental Site Assessment, 1000 Thomas Spratt Place, Ottawa, Ontario', prepared by Paterson Group, June 18, 2007.

The 2007 Phase I - ESA determined that the subject site was first developed in 1988 with the current commercial office building. Surrounding properties were developed in the 1980s and 1990s. Prior to development, the land in the vicinity of the subject site was vacant/agricultural. Historical research indicated that the past use of the subject site and neighbouring lands did not pose an environmental concern to the subject property. A site visit found the subject site to be occupied by a commercial office building with paved asphalt parking and landscaped areas. The presence of asbestos containing materials (ACMs), lead-containing paint, urea formaldehyde foam insulation (UFFI) and polychlorinated biphenyls (PCBs) was considered unlikely due to the construction period of the building. One (1) aboveground storage tank (AST) containing pressurized oxygen gas was noted outside, adjacent to the southeast corner of the building. Surrounding properties were occupied either with similar buildings or by vacant land. No environmental concerns were identified with respect to the use of the subject site at that time.

No environmental concerns were identified with respect to the use of neighbouring properties, with the exception of 2799 Swansea Crescent. This property was identified by the TSSA as a private fuel outlet with two (2), 25,000 L underground storage tanks (USTs). The tanks were reported to contain gasoline and diesel. Due to the spatial distance of approximately 300 m, the USTs at 2799 Swansea Crescent were not considered an environmental concern to the subject site.

Phase I - ESA Update, Historical and Records Review

Air Photo Research

Aerial photographs from 2011 and 2014, accessed via the City of Ottawa's online mapping tool, were reviewed as part of the current Phase I ESA Update. No significant changes were made to the subject site or surrounding properties since the 2007 Phase I - ESA was completed. No environmental concerns with respect to the subject site were identified by the air photo review.

Technical Standards and Safety Authority (TSSA)

The Technical Standards and Safety Authority (TSSA), Fuels Safety Branch, was contacted by email on March 17, 2017. The response from the TSSA indicated that 2799 Swansea Crescent has two (2) active USTs, as previously identified in 2007.

Ontario Ministry of Environment and Climate Change (MOECC)

A search of the MOECC Brownfields environmental site registry was conducted electronically on March 17, 2017, for properties within 500 m of the subject site. No properties within 500 m of the subject site were identified in the registry search.

Observations

The Phase I ESA Update site visit was conducted on March 20, 2017 by Paterson personnel from the environmental division. The site visit included a review of the current use of the subject site and the adjacent lands.

Exterior Assessment

The subject site is developed with a two-storey steel frame, slab-on-grade commercial office building with a flat tar-and-gravel roof. The exterior building finish consists of metal siding, decorative stone and large glass windows. The building was reportedly constructed in 1988-90.

The subject building occupies the central portion of the site with landscaped areas to the north and west, paved asphalt parking to the east and a paved asphalt truck loading/unloading area to the south. Site topography is generally flat and surface grade is consistent with Thomas Spratt Place. Site drainage consists of infiltration and sheet flow to catch basins in the parking lot. No ASTs or evidence of USTs were observed on the exterior of the subject property. No ponded water or any signs of surficial contamination were observed on site at the time of the assessment, however, partial snow coverage was present.

Three (3) pad-mounted electrical transformers were observed along the south property boundary. The transformers appeared to be in good condition and no leakage was observed. Based on the construction period of the property, polychlorinated biphenyls (PCBs) are not considered to be present in these transformers.

Solid non-hazardous waste and recycling material is stored in outdoor bins at the rear of the building. Waste is collected weekly by Waste Management while recycling is collected twice weekly by Tomlinson. No concerns were identified with waste management at the subject site.

Interior Assessment

The general description of the interior of the building is as follows:

- ☐ The flooring in the building was a combination of concrete, carpet, vinyl tiles, ceramic tiles and laminate;
- ☐ The walls consisted of drywall, ceramic tiles and corrugated steel (warehouse);
- ☐ The ceilings consisted of drywall and steel decking (warehouse);
- ☐ Lighting was provided by LED and fluorescent fixtures.

The condition of interior building materials was good and the building interior was relatively clean and organized. Based on the date of the building's construction, asbestos containing materials (ACMs), lead-containing paint and UFFI are not anticipated to be present.

Liquid discharge from the subject site primarily includes washwater and sewage. Floor drains were situated in the common kitchen, bathrooms and fire suppression closet. The drains were either dry or else had clear water. No concerns were identified with the floor drains. The subject site discharges into the City of Ottawa sewer system.

Potential sources of ozone depleting substances (ODSs) observed onsite include the building's HVAC system, refrigerators and fire extinguishers. The HVAC system included three (3) roof-top units, two (2) reportedly installed with the original building construction and the other installed in 2015. The type of refrigerant used in the original HVAC units could not be determined while that used within the newer unit was R-410A, as labelled on the unit itself. These appliances appeared to be in good condition at the time of the assessment.

The subject building has a hydraulic piston elevator. The elevator machinery containing hydraulic fluid was inspected and appeared to be in good condition with no evidence of staining. It was reported that the elevator is regularly serviced by a certified contractor.

Personal Interviews

Mr. Kevin Rolfe, the owner of The Computer Media Group, escorted Paterson personnel during the site visit. Mr. Rolfe stated that the pressurized oxygen gas tank noted in Paterson's previous report, was removed from site in 2007. Also, Mr. Rolfe informed Paterson of the new HVAC system installed in 2015. Mr. Rolfe was not aware of any environmental concerns with the subject site.

Adjacent Properties

Land use in the vicinity of the subject site is as follows:

- ❑ North - Thomas Spratt Place, followed by COMNET (fibre-optic, ethernet and wireless transmission products distribution);
- ❑ South - Multi-crafts and Gifts, followed by a multi-unit commercial/light industrial building (Physiotherapy, Weed Man, Surgeon Electric);
- ❑ East - Multi-unit commercial/light industrial building (Canadian Safety Council, Bowie Electrical Services, Fridgen Fenestration Ltd., etc.), followed by the Medical Council of Canada;
- ❑ West - Thurston Drive, followed by Christian Horizons and Ottawa Children's Treatment Centre.

None of the surrounding properties are considered an environmental concern to the subject site. Due to the spatial distance of approximately 300 m, the USTs at 2799 Swansea Crescent are not considered an environmental concern to the subject site.

Assessment

A Phase I Environmental Site Assessment Update was conducted for the property located at 1000 Thomas Spratt Place, in the City of Ottawa. A review of recent historical data and a site inspection found no environmental concerns with the subject site or neighbouring properties, and confirmed the information and findings contained in the previous Phase I ESA report completed by Paterson. As a result, **a Phase II ESA is not recommended for the subject property at this time.**

Recommendations

The subject building's original HVAC system likely uses Freon 22 (Hydrochlorofluorocarbon-22, HCFC-22, R-22) as its refrigerant, based on the age of the building. Note that this could not be confirmed during the site visit. Freon 22 is a class 2 ODS (O. Reg. 463/10) and is scheduled for phase-out within Canada, in accordance with the Ozone-depleting Substances Regulation 1998, under the Canadian Environmental Protection Act 1999. Major work involving the building's original HVAC system, or other potential sources of ODS' such as the refrigerators and fire extinguishers on site, should be conducted by a certified contractor.

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with 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 Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment.

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

This report was prepared for the sole use of The Computer Media Group. Permission and notification from The Computer Media Group and this firm will be required to release this report to any other party.

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

Paterson Group Inc.



Greg van Loenen, B.Eng.



Mark S. D'Arcy, P.Eng.

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