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**Phase I - Environmental Site Assessment**

966, 968 and 974 Fisher Avenue  
Ottawa, Ontario

Prepared For

Mr. David Toscano

February 9, 2017

Report: PE3942-1

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## EXECUTIVE SUMMARY

### Assessment

Paterson Group was retained by Mr. David Toscano to conduct a Phase I – Environmental Site Assessment (ESA) of the properties addressed 966, 968, and 974 Fisher 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.

The results of the historical research indicated that the subject properties have always been used for residential purposes since their development. The land was originally vacant or agricultural, with what appears to have been a garden in 1925 located at 974 Fisher Avenue. The subject site was developed with the existing residential dwellings between 1945 and 1952. The three dwellings currently present on the subject site are the original structures.

The lands to the northwest of the subject site were occupied by a lumber storage yard with occasional railway tracks prior to the 1940s. This is considered to be a potentially contaminating activity (PCA) in the Phase I study area. Based on the nature and age of the PCA and its location with respect to the subject site, it is not considered to represent an area of potential environmental concern on the subject site.

At the time of the site visit, an active aboveground fuel storage tank (AST) was identified in the basement at 966 Fisher Avenue. The AST was constructed in 2002 and was in very good condition at the time of the site visit; no visual or olfactory signs of leakage or staining were observed on or around the AST. The AST is not considered to pose a concern to the Phase I Property.

A concurrent geotechnical investigation included the placement of three (3) boreholes on the subject property; no environmental concerns were noted in the soil or groundwater at the time of the field program.

Aside from the Experimental Farm to the east, all neighbouring lands are residential. No PCAs were identified in the Phase I Study Area at the time of the site visit.

Based on the results of the Phase I ESA, **it is our opinion that a Phase II-Environmental Site Assessment is not required for the property.**

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## Recommendations

Based on the age of the subject structures (pre-1952), there is the potential for hazardous building products, including asbestos and lead-based paint, to be present within each structure. It is our understanding that each of the buildings will be demolished prior to redevelopment of the Phase I Property. It is recommended that a Designated Substance Survey (DSS) be conducted for each of the dwellings prior to demolition, in accordance with Ontario Regulation 490/09.

## **1.0 INTRODUCTION**

At the request of Mr. David Toscano, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of 966, 968, and 974 Fisher 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. Peter Hume on behalf of Mr. David Toscano, who can be reached by telephone at 613-444-0270.

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:	966, 968, and 974 Fisher Avenue, Ottawa, Ontario.
Legal Descriptions:	Lots 47, 48, 49 and Part of Lot 50, Registered Plan 314, in the City of Ottawa.
Property Identification Numbers:	04041-0220; 04041-0219; 04041-0218
Location:	The subject site is located to the north of Shillington Avenue, on the west side of Fisher Avenue. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 23' 00" N, 75° 43' 25" W
<b>Site Description:</b>	
Configuration:	Rectangular
Site Area:	2,137 m <sup>2</sup> (approximate)
Zoning:	R2F – Residential Second Density
Current Use:	The subject site is currently occupied by three (3) residential dwellings.
Services:	The site is located in a neighbourhood that is serviced with municipal sewers and water.

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### 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**

Based on the review of city directories and air photo research it is our interpretation that the Phase I Property was first developed for residential purposes in the late 1940s or early 1950s.

#### **Fire Insurance Plans (FIPs)**

FIPs were not available for the area of the subject site.

#### **City of Ottawa Street Directories**

City directories were reviewed at the National Archives, from 1941 through 2010, at approximate 10 year intervals. According to the directories, the subject properties were first listed as private individuals in 1952. The remaining properties within the Phase I ESA study area have always been used for residential purposes, with occasional commercial uses as well. The city directory review did not identify any on- or off-site activities having the potential to impact the Phase I Property.

#### **Environmental Reports**

A request for previous environmental reports was made to the property owner, however none were available. Paterson has previously conducted Phase I-ESAs on properties in the area of the subject site. Based on the findings of the investigations, no potential environmental concerns were identified.



## **Chain of Title**

A current land title dated January 16, 2017, was prepared for the Phase I Property by READ Abstracts Ltd. The records review extended back to 1860. Based on the findings of the review, the entire property was originally owned by private individuals. In 1911, the property was sold off in 3 parcels which were primarily owned by various private individuals until the land was purchased by Toscano Land Corporation and 4010868 Canada Inc. (both represented by Mr. David Toscano), the current owner, in various stages between 2010 and 2016. No potential environmental concerns were identified based on the review of the land title document.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on December 22, 2016. The subject site is not listed in the NPRI database. There are no properties registered in the NPRI database within the 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. The response from the MOECC did not identify any issued instruments for the subject property.

### **MOECC Coal Gasification Plant Inventory**

The Ontario Ministry of Environment 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 ESA study area.

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## **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. The response from the MOECC did not identify any records for the subject property.

## **MOECC Waste Management Records**

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Ontario Regulation 347 was considered in this review. The response from the MOECC did not identify any records for the subject property.

## **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. The response from the MOECC did not identify any reports for the subject property.

## **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 listed for the subject site or any properties in the Phase I study area.

## **MOECC Waste Disposal Site Inventory**

The Ontario Ministry of Environment 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. No active or former waste disposal sites were identified within the Phase I ESA 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). There are no areas of natural significance on the Phase I Property. The land along the east side of Fisher Avenue in the Phase I study area is indicated as a Conservation Reserve, and is zoned as an Environmental Protection Zone with the City of Ottawa.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on December 16, 2016 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that no records were found for the Phase I Property or the immediately adjacent properties. A copy of the TSSA correspondence is included in Appendix 2.

### **City of Ottawa Landfill Document**

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former waste disposal sites were located within the Phase I study area.

### **City of Ottawa Historical Land Use Inventory (HLUI) Database**

A request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the Phase I property, was sent on January 19, 2017 to the City of Ottawa. The response from the City did not identify any historic land uses with the potential to impact the subject property.

## 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:

- |      |   |
|------|---|
| 1925 | The subject site is not developed. Several footpaths traverse the site, and an area cleared of vegetation is present at 974 Fisher Avenue, which may be a garden. The adjacent properties to the north and south are occupied by residential dwellings. The adjacent lands to the east (across Fisher Avenue) and west are vacant. The lands further (20 m) to the north are occupied by a lumber storage yard (stacked lumber) and with occasional railway track.                                    |
| 1945 | <p>Due to the poor scale and quality of this photo, it is not possible to clearly distinguish site features, although the property appears to remain unchanged from the previous photograph.</p> <p>No significant changes appear to have been made to the adjacent properties. Additional residential dwellings have been constructed to the west, along Shillington Avenue. The lumber yard lands to the northwest do not appear to be actively in use, although no redevelopment has occurred.</p> |
| 1953 | The subject site has been developed with three (3) residential dwellings. The neighbouring properties to the north have also been developed with residential dwellings, and the former lumber yard lands to the northwest have been redeveloped with streets and residential dwellings.   |
| 1962 | No significant changes have been made to the subject site or surrounding properties.  |
| 1968 | The Phase I site appears to remain unchanged from the previous photograph. The adjacent properties to the west have been developed with residential dwellings. The lands further to the south have also been developed with streets and residential dwellings.  |
| 1995 | No significant changes have been made to the subject site or surrounding properties.  |

2005 (City of Ottawa website) No significant changes have been made to the subject site or surrounding properties.

2014 (City of Ottawa website) No significant changes have been made to the subject site or surrounding properties.

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 subject site is indicated to have an elevation slightly below 80 m above sea level (ASL). Regionally the topographic maps indicate a downward slope to the north, towards the Ottawa River. The closest body of water, the Rideau River, is situated approximately 1.7 km east of the Phase I property. 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.” Mapping shows the subject site as situated in an area of clay plains.

### **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 limestone of the Bobcaygeon formation. Overburden soils are shown as plain till at 974 Fisher Avenue and offshore marine sediments at 966 and 968 Fisher Avenue, with a drift thickness on the order of 3 to 5 m.

### **Water Well Records**

The Phase I Property and other properties within the Phase I ESA study area are currently serviced with municipal drinking water. The MOECC’s well records

mapping system was searched for all drilled well records within 250 m of the subject site.

The database identified two well records for a property within the Phase I Study Area: both are records of water supply wells for a property on the west side of Fisher Avenue, between Shillington Avenue and Emperor Avenue. No other well records were identified within the Phase I study area.

### **Water Bodies and Areas of Natural Significance**

The Rideau Canal is located approximately 1.8 km to the east, and the Ottawa River is located approximately 3 km northwest of the Phase I Property. There is one environmental protection zone in the Phase I study area, along the east side of Fisher Avenue, approximately 20 m east of the subject site.

## **5.0 INTERVIEWS**

### **Property Owners**

Mr. Peter Hume was interviewed at the time of the site visit. Mr. Hume indicated that the final parcel of the Phase I Property had been purchased by Mr. Toscano in 2016 and that no previous environmental reports were available for the property at the time of purchase. Mr. Hume and Mr. Toscano were not aware of any potential environmental concerns with the subject property or the adjacent properties.

The second floor tenant of the dwelling addressed 968 Fisher Avenue (name not provided) was also interviewed at the time of the site assessment. The tenant indicated that to his knowledge, the property was historically vacant until developed with the dwelling, which was moved to the Phase I Property from a previous location. The tenant was also unaware of any historical or current potential environmental concerns within the Phase I Study Area.

The information obtained in the interview is considered to be consistent with site information obtained from other sources and from observations made during the site visit.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

A site visit to the subject properties was conducted by a member of the Environmental Department of Paterson Group, on December 23, 2016. The uses of neighbouring properties were also assessed at the time of the site visit, from publicly accessible areas.

### **6.2 Specific Observations at Phase I Property**

#### **Buildings and Structures**

The subject site is currently occupied by three residential dwellings, a private garage, a storage shed, and a gazebo.

The residence at 966 Fisher Avenue is a single-storey structure with one basement level, constructed between 1945 and 1952 with a concrete foundation and finished on the exterior with vinyl siding and a peaked roof covered with asphaltic shingles. The building is heated with an oil-fired furnace. A wood gazebo and a private wood-framed garage are located at the rear of the residence.

The residential dwelling addressed 968 Fisher Avenue has two storeys and a basement level. The building was constructed between 1945 and 1952, with concrete foundations. The building exterior is finished with vinyl siding and a peaked roof covered with asphaltic shingles. The rear of the building has only one storey, and a flat tar and gravel roof. The dwelling is heated with a natural gas furnace. A storage shed is located at the rear of the residence.

The dwelling addressed 974 Fisher Avenue is finished on the exterior with painted block and vinyl siding, and has a peaked roof covered with asphaltic shingles. Two additions, one to the rear (west) and one to the south side were constructed some time after the original structure.

The locations of the subject structures are shown on Drawing PE3942-1 – Site Plan.

#### **Site Features**

The subject building addressed 966 Fisher Avenue is located on the northern part of the Phase I Property, with 968 Fisher Avenue and 974 Fisher Avenue located to the south of 966 Fisher Avenue. Areas not covered by the subject

structures were snow covered at the time of the site visit, but are mostly grassed lawn space. Asphaltic concrete access lanes are present adjacent to the south of 966 and 968 Fisher Avenue, and to the north side of 974 Fisher Avenue.

In general, the Phase I subject site is relatively flat. The topography in the general area of the Phase I ESA study area slopes down to the north. Site drainage consists of a combination of surficial infiltration and sheet flow to catch basins on the adjacent roadway.

No evidence of fill material or current or former railway and spur lines were observed on the Phase I properties at the time of the site visit. There were no unidentified substances observed on the Phase I properties at the time of the visit.

Exterior vent and fill pipes noted at the northeast corner of the residence at 966 Fisher Avenue indicated the presence of an interior aboveground storage tank (AST). No evidence of potential underground storage tanks (USTs) were noted on the exterior of the properties at the time of the site visit. It should be noted that the site was snow covered at the time of the site visit.

### **Below Ground Structures**

Below ground structures on site include underground utilities, discussed below.

### **Underground Utilities**

On-site buried services include natural gas, municipal water and sewers. Services enter the Phase I Property from Fisher Avenue; however their exact locations are unknown.

### **Waste Materials**

Solid waste generated at the site consists of domestic waste and paper recycling which are stored in bins situated at the side of each subject building. Recycling and waste are collected by the City of Ottawa.

### **Interior Assessment**

The subject structure addressed 966 Fisher Avenue is a one storey residential dwelling. The mechanical room is located in the basement level. A general description of the interior of the subject structure follows:

- ☐ Floors consist of a combination of ceramic tiles, parquet, and poured concrete in the basement.



- ☐ Finished walls are drywall, with plaster exterior walls.
- ☐ Ceilings are finished with stippled plaster.
- ☐ Lighting throughout the building is provided by fluorescent fixtures.

Chemical storage within the dwelling was limited to minor quantities of cleaning supplies, and two gasoline cans with volumes less than 5 L were noted in the storage shed; all were stored in a secure manner. No signs of leakage or staining were observed at the time of the site visit.

The subject structure addressed 968 Fisher Avenue is a two storey residential dwelling. The mechanical room is located in the basement level. A general description of the interior of the subject structure follows:

- ☐ Floors consist of a combination of laminate and carpet, with poured concrete in the basement.
- ☐ Finished walls are drywall, with plaster exterior and basement walls.
- ☐ Ceilings are finished with drywall and stippled plaster.
- ☐ Lighting throughout the building is provided by incandescent fixtures.

The subject structure addressed 974 Fisher Avenue is a two storey residential dwelling with a separate apartment in an addition on the south side of the building. The mechanical room is located in the basement level, which is accessed through the apartment. A general description of the interior of the subject structure follows:

- ☐ Floors consist of a combination of hardwood, laminate, ceramic tiles and painted concrete (possibly levelling compound) in the basement.
- ☐ Walls are finished with drywall.
- ☐ Ceilings are finished with painted drywall, decorative plaster and stippled plaster; the basement ceiling was unfinished.
- ☐ Lighting throughout the building is provided by incandescent and fluorescent fixtures.

Building materials within the porch at 974 Fisher Avenue consist of laminate floors, wood walls, and drywall ceilings. Materials in the apartment addition consist of laminate and vinyl tile floors, drywall and wood panel walls, and stick-on tile ceilings.

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## **Storage Tanks**

A domestic-sized aboveground storage tank (AST) was present in the basement of the dwelling addressed 966 Fisher Avenue. At the time of the site visit, the AST was three quarters full and in very good condition. According to its tag, the AST was constructed in 2002. No visual or olfactory signs of leakage or staining were noted on or around the AST. The underlying concrete floor slab was in good condition at the time of the site visit.

## **Drains, Pits and Sumps**

Wastewater from the buildings includes sewage and wash water from the residences. The subject site discharges into the municipal sewer system. No concerns were identified with respect to floor drains and wastewater discharges at the Phase I properties. No sump pits were present in the subject buildings.

## **Unidentified Substances**

No unidentified substances were noted on the Phase I Property at the time of the site visit.

## **Hazardous Building Materials**

Based on the age of the residential structures (~1950), potential asbestos containing materials (ACMs) observed within the structures include vinyl floor tiles, hard plaster and base parging, stipple plaster finishes, and drywall joint compound.

Based on the age of the dwellings, lead-based paint may also be present on older or original painted surfaces.

Fluorescent light ballasts installed before 1980 may contain PCBs. It is considered likely that ballasts have by now been replaced with PCB-free ballasts.

Based on the age of the dwellings at 966, 968 and 974 Fisher Avenue, urea formaldehyde foam insulation may be present. No signs of UFFI were noted at the time of the site visit, however wall and ceiling cavities were not inspected for insulation type.

Ozone-depleting substances (ODSs) noted at the time of the site visit include fire extinguishers, refrigerators and freezers as well as air conditioning equipment. These appliances should be maintained on a regular basis by a contractor licenced for these works.

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### **Phase I ESA Study Area**

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

- ☐ North – Residential;
- ☐ South – Residential, followed by Shillington Avenue;
- ☐ East – Fisher Avenue followed by Ottawa Experimental Farm;
- ☐ West – Residential, followed by Bakervale Drive.

No potentially contaminating activities were identified on the adjacent properties or on other properties within the Phase I Study Area.

### **Geotechnical Investigation**

Three (3) geotechnical boreholes were placed on the subject site on January 11, 2017. Groundwater levels were determined to be approximately 2.5 to 3.5 m below ground surface. During the placement of the boreholes no deleterious fill materials were noted, nor were any olfactory or visual observations of potential contamination identified.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table indicates the current and past uses of the site, based on aerial photos and the chain of title.

Table 1 Land Use History – 966, 968, and 974 Fisher Avenue				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
Lot K, Concession A, Rideau Front, Nepean (966, 968, and 974 Fisher Avenue)				
1860 to 1911	Various private individuals	Vacant, agricultural	Agriculture	None
Lot 47, Plan 314 (974 Fisher Avenue)				
1911 to circa 1952	Various private individuals	Vacant, agricultural	Agriculture	Garden on site in 1925 aerial photo
Circa 1952 to 1969		Residential	Residential	Residential dwellings on site in 1953 aerial photo; first listed in directories in 1952
1969 to 2010	Maria Bernetti	Residential	Residential	No change in later aerial photos
2010 to present	Toscano Land Corp.	Residential	Residential	
Lot 48, Plan 314 (968 Fisher Avenue)				
1911 to circa 1952	Various private individuals	Vacant, agricultural	Agriculture	Vacant land, footpaths on site in 1925 aerial photo
Circa 1952 to 1993		Residential	Residential	Residential dwellings on site in 1953 aerial photo; first listed in directories in 1952
1993 to 2010	David Doxtater	Residential	Residential	No change in later aerial photos
2010 to present	4010868 Canada Inc.	Residential	Residential	
Lot 49 and Part of Lot 50, Plan 314 (966 Fisher Avenue)				
1911 to circa 1952	Various private individuals	Vacant, agricultural	Agriculture	Vacant land, footpaths on site in 1925 aerial photo
Circa 1952 to 2005		Residential	Residential	Residential dwellings on site in 1953 aerial photo; first listed in directories in 1952
2005 to 2016	Derek McGeachie	Residential	Residential	No change in later aerial photos
2016 to present	Toscano Land Corp.	Residential	Residential	

## **Potentially Contaminating Activities (PCAs)**

The following PCA was identified in the Phase I study area:

- ☐ Item 46, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Rail yards, tracks and spurs” - this PCA was identified based on the former presence of railway tracks and spur lines on the former lumber yard lands to the north of the subject site.

No other PCAs were identified on the subject property or within the Phase I – ESA study area.

## **Areas of Potential Environmental Concern (APECs)**

Based on the nature and age of the former lumber yard, in combination with its orientation downgradient of the Phase I Property, the former railway tracks and spurs to the north, are not considered to represent an APEC on the Phase I Property.

## **7.2 Conceptual Site Model**

### **Existing Buildings and Structures**

Buildings on site include three residential dwellings, an associated private garage, a storage shed, and a gazebo.

### **Potentially Contaminating Activities and Areas of Potential Environmental Concern**

As per Section 7.1 of this report, the PCA identified in the Phase I study area is the former railway tracks and spur lines on the former lumber storage yard lands to the northwest of the subject site. This PCA, shown in green on Drawing PE3942-2 – Surrounding Land Use Plan, does not represent an APEC on the Phase I Property. No other PCAs were identified on the Phase I Property or within the Phase I study area.

### **Contaminants of Potential Concern (CPCs)**

No CPCs were identified on the Phase I Property.

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## **Geological and Hydrogeological Setting**

Geological Survey of Canada mapping indicates the drift thickness in the area of the subject site is on the order of 3 to 5 m and overburden soils consist of plain till and offshore marine sediments. Bedrock reportedly consists of limestone of the Bobcaygeon Formation.

The inferred direction of regional groundwater flow is in an easterly direction toward the Rideau Canal.

## **Assessment of Uncertainty and/or Absence of Information**

The presence/absence of potentially contaminating activities was confirmed by a variety of independent sources. 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 Mr. David Toscano to conduct a Phase I – Environmental Site Assessment (ESA) of the properties addressed 966, 968, and 974 Fisher 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.

The results of the historical research indicated that the subject properties have always been used for residential purposes since their development. The land was originally vacant or agricultural, with what appears to have been a garden in 1925 located at 974 Fisher Avenue. The subject site was developed with the existing residential dwellings between 1945 and 1952. The three dwellings currently present on the subject site are the original structures.

The lands to the northwest of the subject site were occupied by a lumber storage yard with occasional railway tracks prior to the 1940s. This is considered to be a potentially contaminating activity (PCA) in the Phase I study area. Based on the nature and age of the PCA and its location with respect to the subject site, it is not considered to represent an area of potential environmental concern on the subject site.

At the time of the site visit, an active aboveground fuel storage tank (AST) was identified in the basement at 966 Fisher Avenue. The AST was constructed in 2002 and was in very good condition at the time of the site visit; no visual or olfactory signs of leakage or staining were observed on or around the AST. The AST is not considered to pose a concern to the Phase I Property.

A concurrent geotechnical investigation included the placement of three (3) boreholes on the subject property; no environmental concerns were noted in the soil or groundwater at the time of the field program.

Aside from the Experimental Farm to the east, all neighbouring lands are residential. No PCAs were identified in the Phase I Study Area at the time of the site visit.

Based on the results of the Phase I ESA, **it is our opinion that a Phase II-Environmental Site Assessment is not required for the property.**

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## Recommendations

Based on the age of the subject structures (pre-1952), there is the potential for hazardous building products, including asbestos and lead-based paint, to be present within each structure. It is our understanding that each of the buildings will be demolished prior to redevelopment of the Phase I Property. It is recommended that a Designated Substance Survey (DSS) be conducted for each of the dwellings prior to demolition, in accordance with Ontario Regulation 490/09.



## 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 Mr. David Toscano. Permission and notification from Mr. Toscano and Paterson will be required to release this report to any other party.

### **Paterson Group Inc.**



Karyn Munch, P.Eng., QP<sub>ESA</sub>



Mark S. D'Arcy, P.Eng., QP<sub>ESA</sub>



### **Report Distribution:**

- Mr. David Toscano (2 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**

MOECC Freedom of Information and Privacy Office.  
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.  
MOECC document titled “Waste Disposal Site Inventory in Ontario”.  
MOECC Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MOECC Water Well Inventory.

### **Municipal Records**

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.  
City of Ottawa Historical Land Use Inventory (HLUI) database.  
The City of Ottawa eMap website.

### **Local Information Sources**

Chain of Title obtained through Read Abstracts Limited.  
Personal Interviews.  
Previous Engineering Reports.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE3942-1 – SITE PLAN**

**DRAWING PE3942-2 – SURROUNDING LAND USE PLAN**

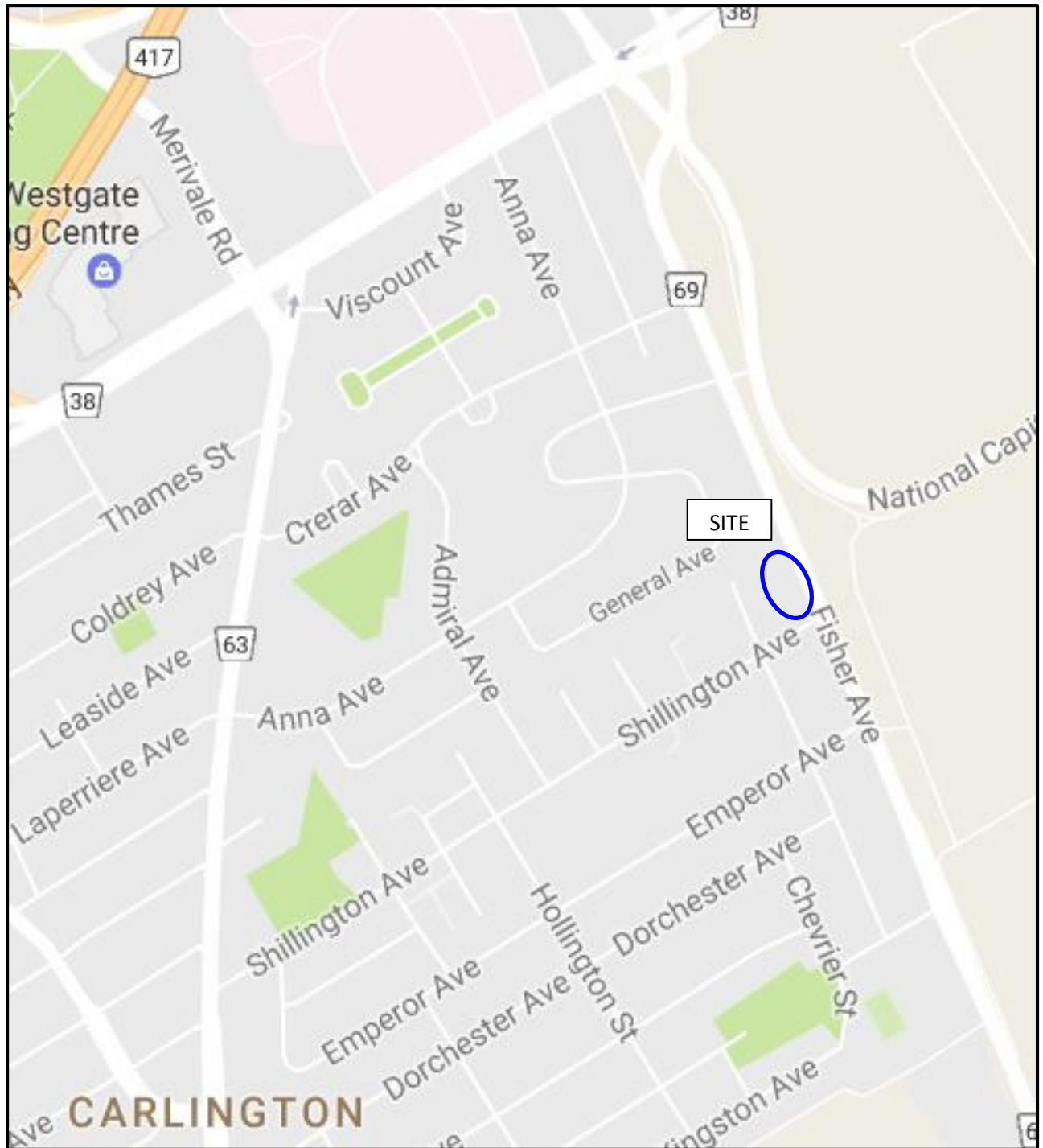


FIGURE 1  
KEY PLAN

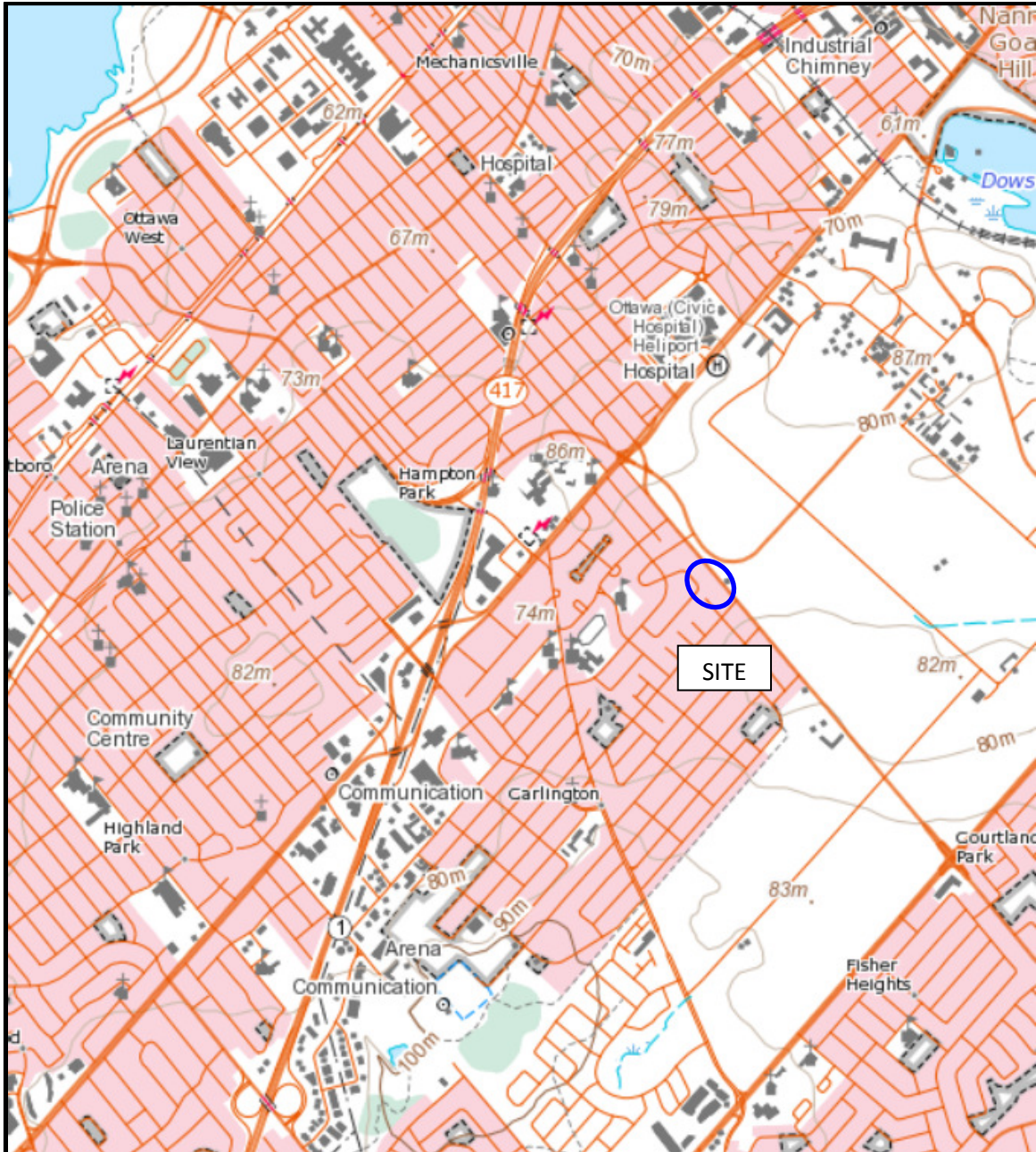
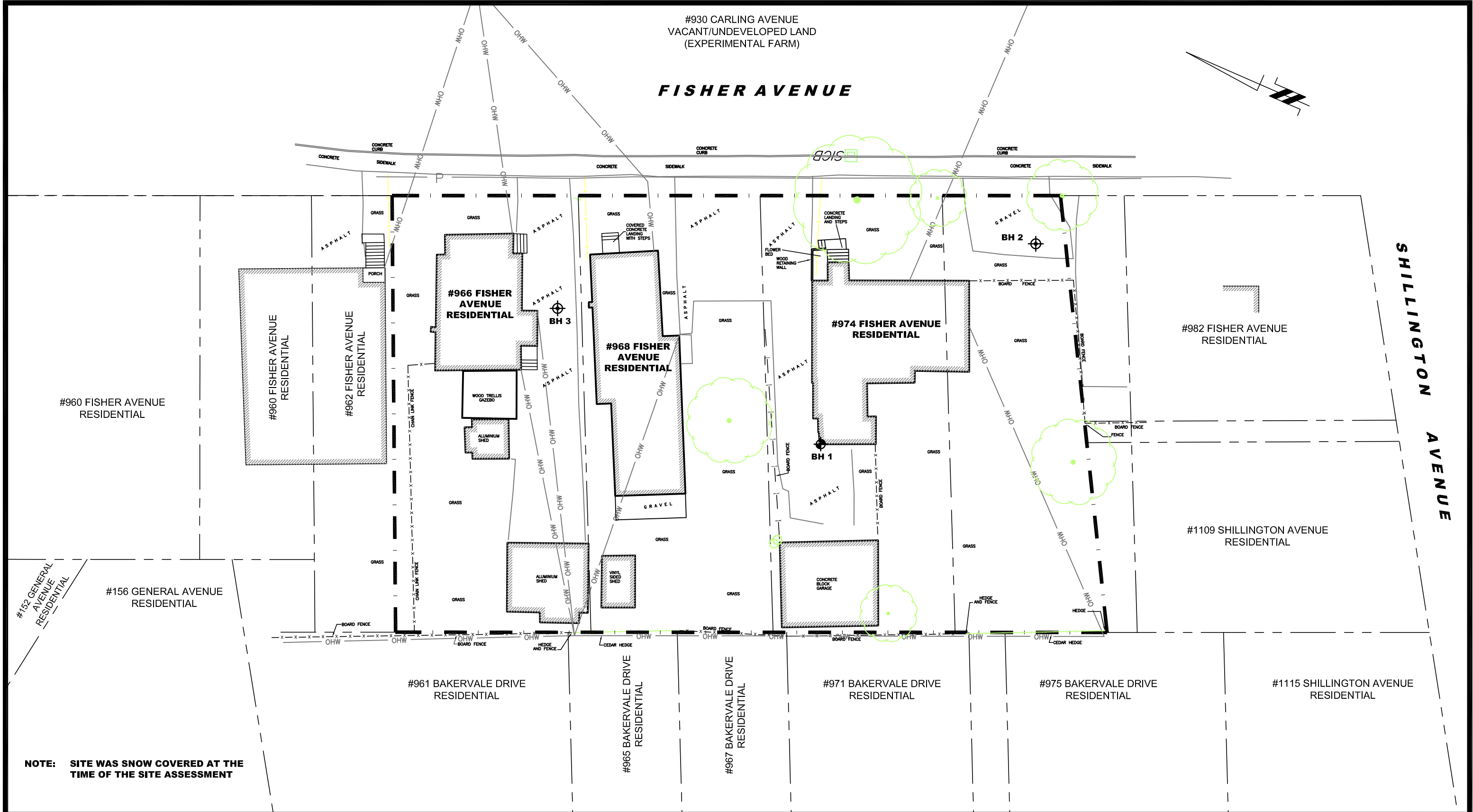


FIGURE 2  
TOPOGRAPHIC MAP





**patersongroup**  
consulting engineers

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

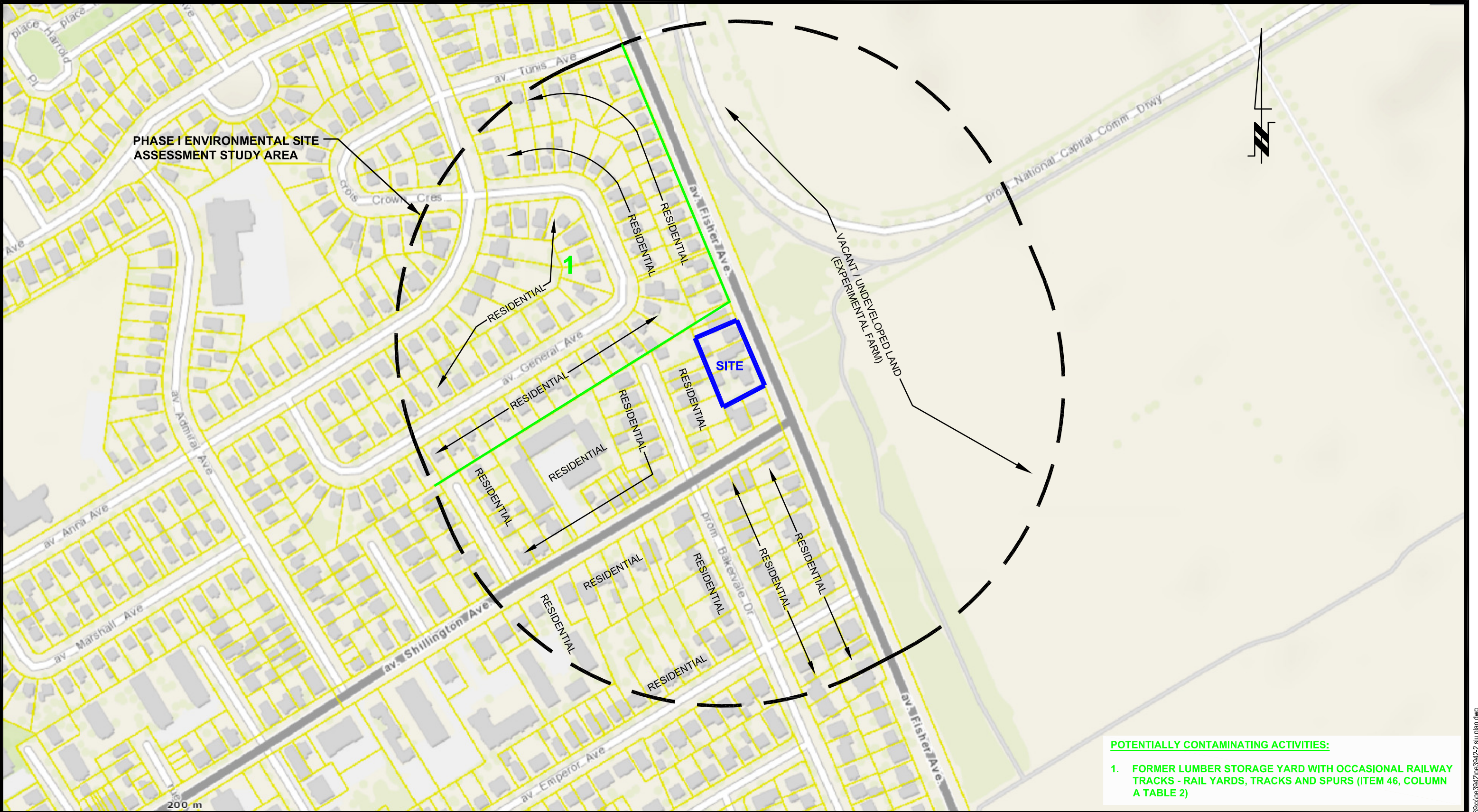
0			
NO.	REVISIONS	DATE	INITIAL

MR DAVID TOSCANO  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
966, 968 & 974 FISHER AVENUE  
OTTAWA, ONTARIO  
Title: **SITE PLAN**

Scale:	1:300	Date:	12/2016
Drawn by:	RCG	Report No.:	PE3942
Checked by:	KM	Dwg. No.:	<b>PE3942-1</b>
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe3942\pe3942-1 site plan.dwg





**patersongroup**  
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

MR DAVID TOSCANO	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
966, 968 & 974 FISHER AVENUE	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:3000	Date:	12/2016
Drawn by:	RCG	Report No.:	PE3942
Checked by:	KM	Dwg. No.:	PE3942-2
Approved by:	MSD	Revision No.:	0



# **APPENDIX 1**

**CHAIN OF TITLE**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**





## READ Abstracts Limited

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

Email: [search@readsearch.com](mailto:search@readsearch.com)

Tel.: 613-236-0664

Fax: 613-236-3677

### ENVIRONMENTAL SEARCH

January 16, 2016

Patersongroup

Attn: Karyn Munch

#### BRIEF DESCRIPTION OF LAND:

966, 968, 974 Fisher Ave., Ottawa, Ottawa

Lots 47, 48, 49, and Part Lot 50, Plan 314

PIN: 04041-0218 (974 Fisher Ave.)

04041-0219 (968 Fisher Ave.)

04041-0220 (966 Fisher Ave.)

LAST REGISTERED OWNER: TOSCANO LAND CORP.  
4010868 CANADA INC.

#### CHAIN OF TITLE:

##### **Lot K, Concession A RF. Nepean**

Patent dated April 23, 1860

From Crown to Eleanor White

Deed RO15995 registered May 8, 1860

From Eleanor White to John White

Deed NP261 registered August 11, 1869

From John White to George White

Deed NP6279 registered March 15, 1879

From George White to Thomas Shillington

Plan 252 registered October 16, 1909

By Thomas Shillington

Deed 23383 registered March 19, 1910

From Thomas Shillington to John P. Band

Plan 314 registered July 11, 1911 (Part of Lots 1, 2, 3, and 4 on Plan 252)  
By John P. Band

**Lot 47, Plan 314 (974 Fisher Ave.)**

Deed NP24509 registered July 13, 1911  
From John P. Band to Anthony M. Power

Deed NP24539 registered November 25, 1913  
From Anthony Power to Donald Fraser

Deed NP29435 registered June 9, 1915  
From Donald Fraser to William N. Smith

Deed NP44987 registered November 25, 1935  
From estate of William N. Smith to Ernest Bellefeuille

Deed 498851 registered September 1, 1965  
From estate of Ernest Bellefeuille to Albert Bellefeuille

Deed 501325 registered October 19, 1965  
From Albert Bellefeuille to Kenneth Creppin

Deed 508269 registered April 13, 1966  
From Gerald Kenneth Creppin to Reginald and Alma Catral

Deed 544568 registered June 28, 1968  
From Reginald and Alma Catral to Robert and Catherine Pender

CR567026 registered October 30, 1969  
From Robert and Catherine Pender to Odorico and Maria Bernetti

Deed OC1111951 registered May 27, 2010  
From Maria Bernetti to Toscano land Corp.

**Lot 48, Plan 314 (968 Fisher Ave.)**

Deed NP24509 registered July 13, 1911  
From John P. Band to Anthony M. Power

Deed NP24539 registered November 25, 1913  
From Anthony Power to Donald Fraser

Deed NP29435 registered June 9, 1915  
From Donald Fraser to William N. Smith

Deed NP44987 registered November 25, 1935  
From estate of William N. Smith to Ernest Bellefeuille

Deed NP54678 registered May 6, 1946  
From Ernest Bellefeuille to Anatole Tremblay

Deed 544812 registered November 5, 1967  
From Anatole Tremblay to Carmen Thibault

Deed N439736 registered May 31, 1988  
From Carmen Thibault to Kirk Curley

Deed N561764 registered December 28, 1990  
From Kirk Curley to David Doxtater and Brenda Maheral

Deed N658727 registered May 13, 1993  
From David Doxtater and Brenda Maheral to David Doxtater

Deed OC1115689 registered June 3, 2010  
From David Doxtater to 4010868 Canada Inc.

**Lot 49 and Part Lot 50, Plan 314 (966 Fisher Ave.)**

Deed NP24509 registered July 13, 1911  
From John P. Band to Anthony M. Power

Deed NP24539 registered November 25, 1913  
From Anthony Power to Donald Fraser

Deed NP30109 registered February 22, 1916  
From Donald Fraser to Mary Fraser

Deed NP32936 registered June 18, 1919  
From Mary Fraser to Elizabeth Henderson

Deed NP33882 registered July 26, 1920  
From estate of Elizabeth Henderson to John Guy

Deed NP49865 registered January 14, 1943  
From Mary Guy to Alphonse Daoust

Deed NP37867 registered January 4, 1951  
From Alphonse Daoust to Aline Laprade

Deed 548346 registered September 17, 1968  
From Aline Laprade to Joachim and Erna Kondruss

Deed N395962 registered June 30, 1987  
From Joachim and Erna Kondruss to Richard and Patricia Barbe

Deed N691503 registered April 29, 1994  
From Richard and Patricia Barbe to Diana McAleer, Ian Patrick, James Fry, and Susan McAleer

Deed OC506995 registered September 1, 2005  
From Diana McAleer, Ian Patrick, James Fry, and Susan McAleer to Shawn Anthony and Derek McGeachie

Deed OC1160516 registered September 16, 2005  
From Shawn Anthony to Derek McGeachie

Deed OC1764889 registered February 17, 2016  
From Derek McGeachie to Toscano Land Corp.



AERIAL PHOTOGRAPH  
1925



AERIAL PHOTOGRAPH  
1945



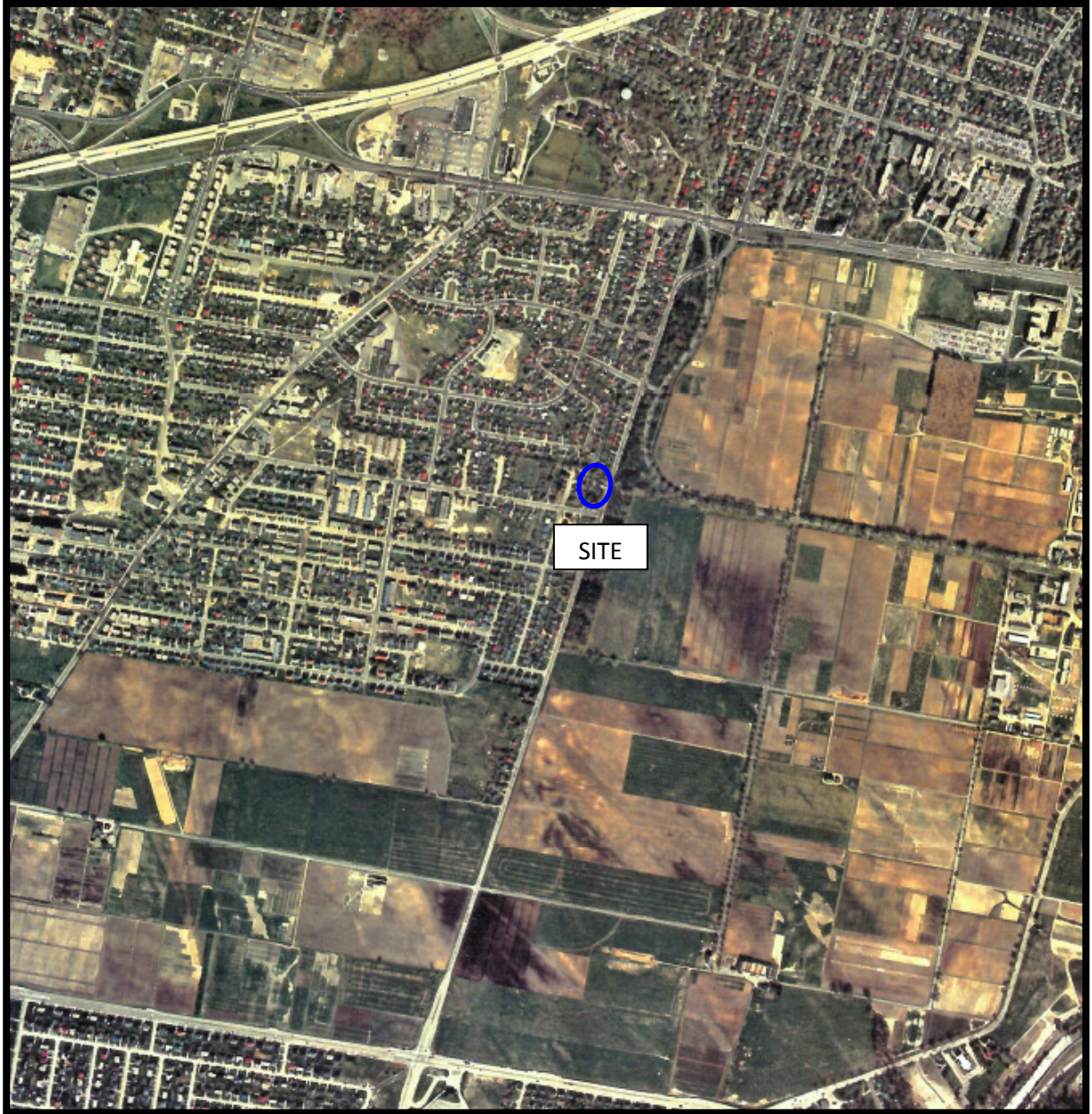


AERIAL PHOTOGRAPH  
1953



AERIAL PHOTOGRAPH  
1962



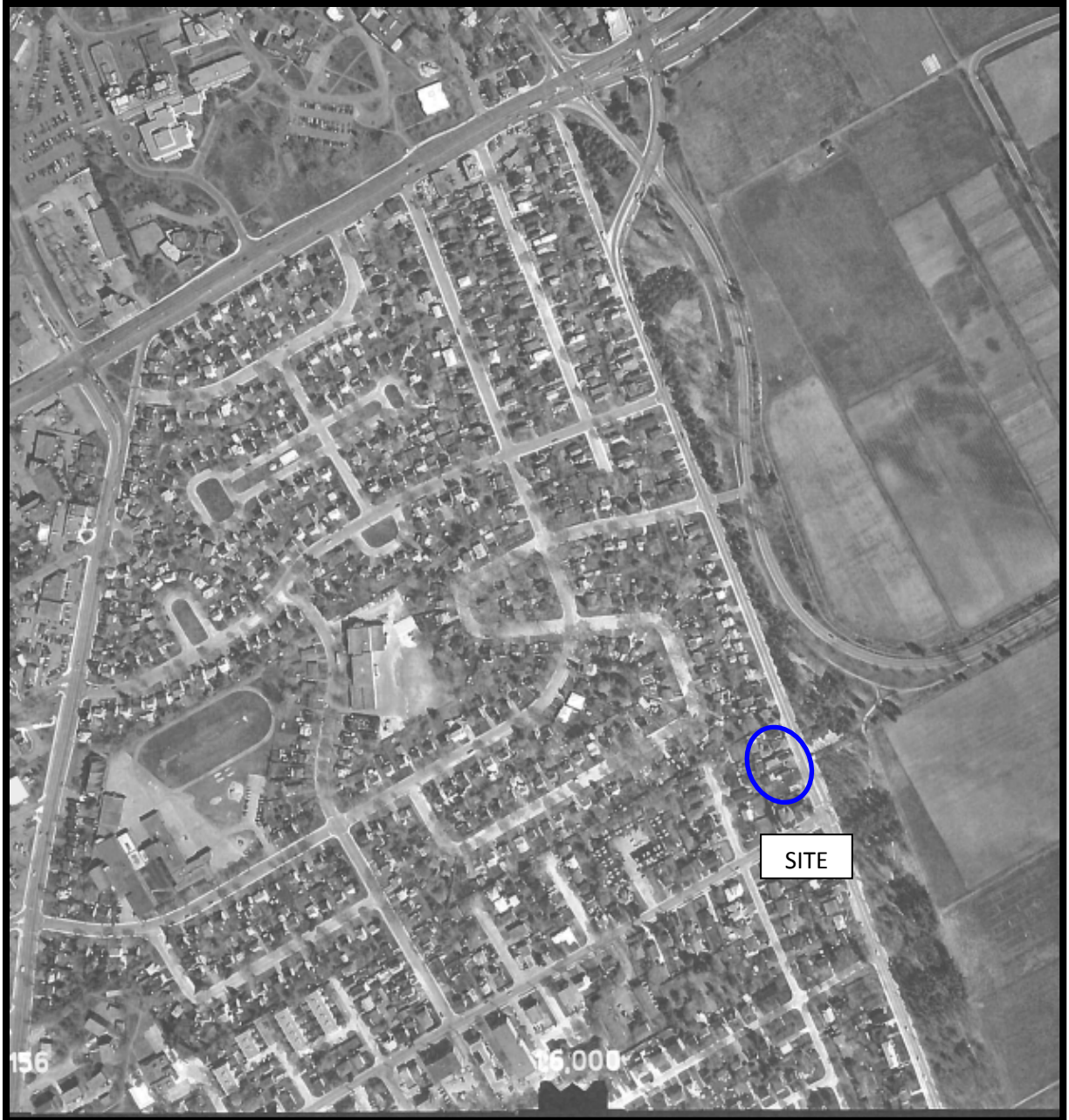


AERIAL PHOTOGRAPH  
1968





AERIAL PHOTOGRAPH  
1970



AERIAL PHOTOGRAPH  
1995



## Site Photographs

PE3942

966, 968, and 974 Fisher Avenue, Ottawa, Ontario

December 23, 2016



Photograph 1: View of the front of 966 Fisher Avenue, looking west.



Photograph 2: Vent and fill pipes on the northeast corner of 966 Fisher Avenue, looking west.

## Site Photographs

PE3942

966, 968, and 974 Fisher Avenue, Ottawa, Ontario

December 23, 2016



Photograph 3: Fuel tank and hot water tank in the basement of 966 Fisher Avenue.



Photograph 4: Detached garage structure at 966 Fisher Avenue.



## Site Photographs

PE3942

966, 968, and 974 Fisher Avenue, Ottawa, Ontario

December 23, 2016



Photograph 5: Garage storage space at 966 Fisher Avenue.



Photograph 6: View of the front of 968 Fisher Avenue, looking southwest.

## Site Photographs

PE3942

966, 968, and 974 Fisher Avenue, Ottawa, Ontario

December 23, 2016



Photograph 7: View of the furnace and floor slab at 968 Fisher Avenue.



Photograph 8: View of the front of 974 Fisher Avenue, looking west.



## Site Photographs

PE3942

966, 968, and 974 Fisher Avenue, Ottawa, Ontario

December 23, 2016



Photograph 9: View of the rear of the building at 974 Fisher Avenue.



Photograph 10: Possible location of former vent and fill pipes leading to interior AST at 974 Fisher Avenue.



## Site Photographs

PE3942

966, 968, and 974 Fisher Avenue, Ottawa, Ontario

December 23, 2016



Photograph 11: View of the furnace and concrete floor at 974 Fisher Avenue.

# **APPENDIX 2**

**MOECC RESPONSE**

**CITY OF OTTAWA HLUI SEARCH RESPONSE**

**TSSA CORRESPONDENCE**

**MOECC WELL RECORDS**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> 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<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Télec.: (416) 314-4285



January 23, 2017

Karyn Munch  
Paterson Group Inc.  
154 Colonnade Road  
Ottawa, ON K2E 7J5

Dear Karyn Munch:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2016-07947, Your Reference PE3942**

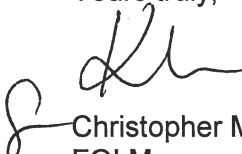
This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 966, 968, 974 Fisher Avenue, Ottawa (one site).

After a thorough search through the files 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, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

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 Kaitlynne Low at [kaitlynne.low@ontario.ca](mailto:kaitlynne.low@ontario.ca).

Yours truly,

  
Christopher Mastropietro  
FOI Manager (A)



File Number: D06-03-17-0005

February 9, 2017

Anna Graham  
Paterson Group  
154 Colonnade Road  
Ottawa ON K2E 7S8

*Sent via email [agraham@patersongroup.ca]*

Dear Ms. Graham,

**Re: Information Request  
966, 968, 974 Fisher Avenue, Ottawa, Ontario ("Subject Properties")**

**Internal Department Circulation**

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

- No information was returned on the Subject Properties 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 Properties.**

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Properties.

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

- There are five (5) activities associated with properties located within 50m of the Subject Properties: Activity Numbers 2631, 5478, 5479, 6591, and 9907

*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. 24856  
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. 24856  
Télééc: (613) 560-6006  
www.ottawa.ca

Please note that Activity Number 9907 has 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 Properties. 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 Properties as well as the location of all the activities noted above, including the HLUI database’s location of the Activity Number 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 Properties. 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 Ben Crooks at 613-580-2424 ext. 14743 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,

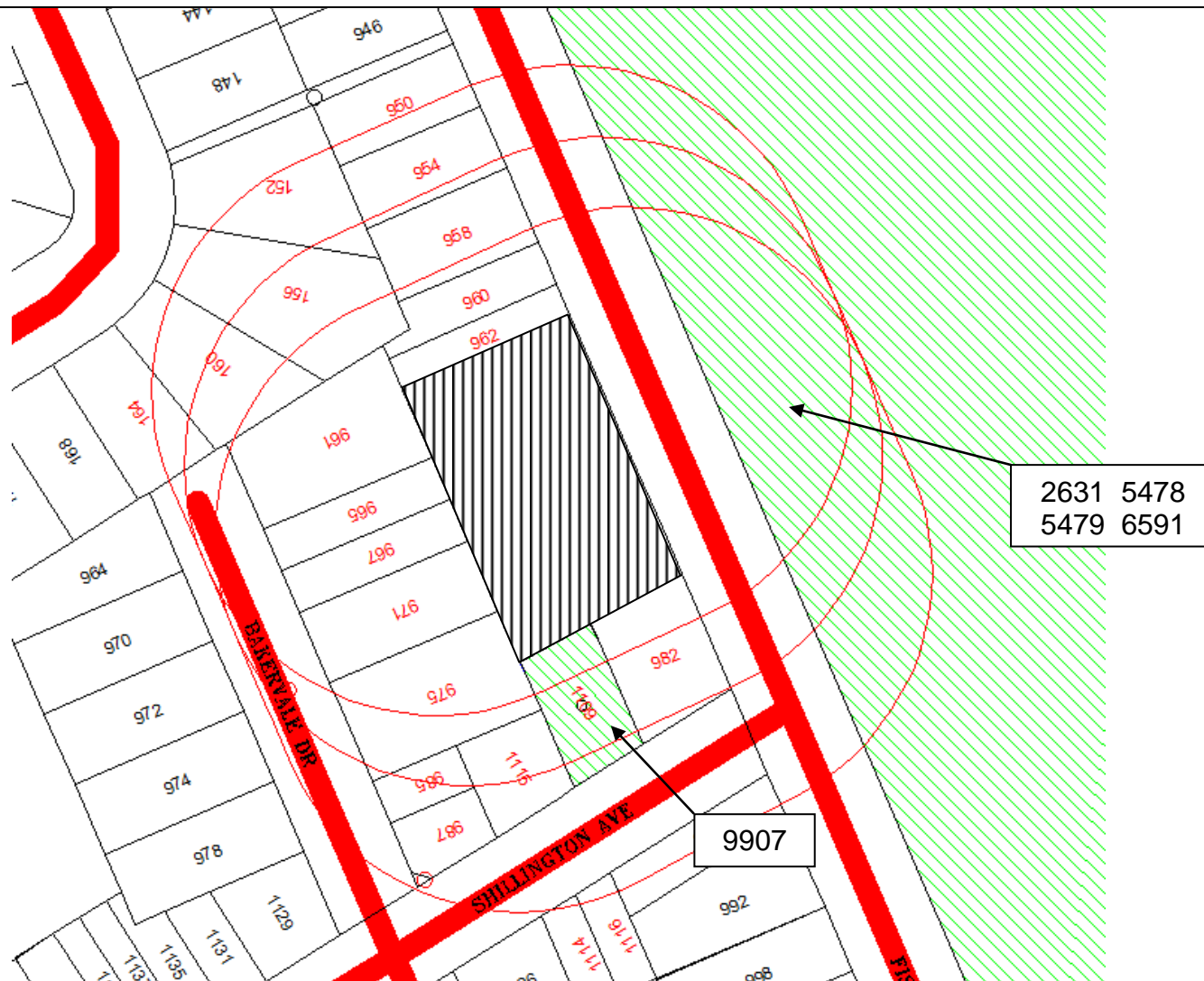
A handwritten signature in black ink, appearing to read 'Michael Boughton', with a long horizontal flourish extending to the right.

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

MB/ BC

Attach: 6

cc: File no. D06-03-17-0005




Scale 1: n/a

966, 968, 974 Fisher Avenue  
Ottawa, ON  
File # D06-03-17-0005  
Ben Crooks



### Overview

ID# = Activity Identification Number

 = Subject Site



**CITY OF OTTAWA**  
**HLUI ID: \_\_679D54**  
**AREA (Square Metres): 428.469**

Report: RPTC\_OT\_DEV0122  
Run On: 26 Jan 2017 at: 11:24:28

**Study Year**  
1998

**PIN**  
040410216

**Multi-NAIC**  
Y

**Multiple Activities**  
N

---

**Activity ID:** 9907      **Multiple PINS:** N  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 1706  
**Related PINS:** 040410216  
**Name:** OTTAWA VALLEY ASPHALT PAVING AND CONSTRUCTION LIMITED  
**Address:** 1109 SHILLINGTON AVENUE, OTTAWA  
**Facility Type:** Site Work  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1971, M.1980, S.1970/71  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
238390	421
238990	421
238910	412
324121	369

**Company Name**

Ottawa Valley Asphalt Paving and Construction Ltd.

**Year of Operation**

c. 1960-1971



**CITY OF OTTAWA**

HLUI ID: \_\_670HYV

AREA (Square Metres): 2793978.862

Report: RPTC\_OT\_DEV0122

Run On: 26 Jan 2017 at: 11:25:55

**Study Year**  
1998**PIN**  
040880001**Multi-NAIC**  
Y**Multiple Activities**  
Y

---

**Activity ID:** 2631      **Multiple PINS:** Y

**PIN Certainty:** 1      **Previous Activity ID(s) :** 22

**Related PINS:** 039980085

**Name:** CENTRAL EXPERIMENTAL FARM

**Address:** CARLING AVENUE, OTTAWA

**Facility Type:** Other Services Incidental to Agriculture

**Comments 1:** UTM = 444000E, 5024800N (1967). This site is sectioned into two areas. Area one is 2.2km x 850m, and area two is 1.8km x 2km.

**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; 1922-DMD-TM-Ottawa, Sheet #14; 1948-DND-ASE-NTS-31G/5; 1967-EMR-SMB-NTS-31G/5-7th ed.; 1985-EMR-SMB-NTS-31G/5-11th ed.

**HL References 2:**

**HL References 3:**

NAICS	SIC
541710	23

**Company Name**

Central Experimental Farm

**Year of Operation**

c. 1920-1999



CITY OF OTTAWA  
HLUI ID: \_\_670HYV  
AREA (Square Metres): 2793978.862

Report: RPTC\_OT\_DEV0122

Run On: 26 Jan 2017 at: 11:25:55

**Study Year**  
1998

**PIN**  
040880001

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 5478 **Multiple PINS:** Y  
**PIN Certainty:** 1 **Previous Activity ID(s) :** 2603  
**Related PINS:** 040870051  
**Name:** FED-AGRICULTURE  
**Address:** 930 CARLING AVENUE, OTTAWA  
**Facility Type:** General Administrative Services  
**Comments 1:** SIR JOHN CARLING BUILDING, ROOM E119  
**Comments 2:**  
**Generator Number:** ON0022811  
**Storage Tanks:**  
**HL References 1:** M.1960, M.1970, M.1980; PID1994  
**HL References 2:**  
**HL References 3:** 2000 PID

NAICS	SIC
511110	284
511120	284
511130	284
911910	815
911910	0
512230	284

Company Name	Year of Operation
FED-AGRICULTURE	c. 2001
Agriculture Canada-Government of Canada	c. 1980
FED-AGRICULTURE	c. 2000



CITY OF OTTAWA  
HLUI ID: \_\_670HYV  
AREA (Square Metres): 2793978.862

Report: RPTC\_OT\_DEV0122

Run On: 26 Jan 2017 at: 11:25:55

**Study Year**  
1998

**PIN**  
040880001

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 5479      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :**  
**Related PINS:** 040880001  
**Name:** FED-AGRICULTURE  
**Address:** 960 CARLING AVENUE, OTTAWA  
**Facility Type:** Other Services Incidental to Agriculture  
**Comments 1:**  
**Comments 2:**  
**Generator Number:** ON0022806  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2000 PID

NAICS	SIC
911910	0
541710	0

Company Name	Year of Operation
FED-AGRICULTURE	c. 2001
FED-AGRICULTURE	c. 2000



CITY OF OTTAWA  
HLUI ID: \_\_670HYV  
AREA (Square Metres): 2793978.862

Report: RPTC\_OT\_DEV0122

Run On: 26 Jan 2017 at: 11:25:55

**Study Year**  
1998

**PIN**  
040880001

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 6591      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :**  
**Related PINS:** 040880001  
**Name:** PUBLIC WORKS AND GOVERNMENT SERVICES CANADA  
**Address:** 960 CARLING AVENUE, OTTAWA  
**Facility Type:** General Administrative Services  
**Comments 1:** VICTORIA BUILDING  
**Comments 2:**  
**Generator Number:** ON0144787  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2000 PID

**NAICS**      **SIC**  
911910      0

Company Name	Year of Operation
PUBLIC WORKS AND GOVERNMENT SERVICES CANADA	c. 2000
HEALTH CANADA, PMRA	c. 2003

# RE: Records Search Request for 968 Fisher Avenue

Ruchi Chohan <rchohan@tssa.org> on behalf of  
Public Information Services <publicinformationsservices@tssa.org>

Mon 12/19/2016 2:15 PM

To: Greg van Loenen <GvanLoenen@Patersongroup.ca>;

Hello Greg,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail ([publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a good day!

Ruchi



## Ruchi Chohan | Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3417 | Fax: +1-416-231-4903 | E-Mail: [rchohan@tssa.org](mailto:rchohan@tssa.org)

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



---

**From:** Greg van Loenen [mailto:[GvanLoenen@Patersongroup.ca](mailto:GvanLoenen@Patersongroup.ca)]

**Sent:** Friday, December 16, 2016 10:57 AM

**To:** Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>

**Subject:** RE: Records Search Request for 968 Fisher 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 the City of Ottawa, ON:

932 Fisher Ave

966 Fisher Ave

968 Fisher Ave

974 Fisher Ave

982 Fisher Ave

1109 Shillington Ave

961 Bakervale Dr  
965 Bakervale Dr  
971 Bakervale Dr  
975 Bakervale Dr

Thank you,

Regards,

Greg van Loenen, B.Eng.

**patersongroup**

**solution oriented engineering**

**60 years serving our clients**

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 248

Fax: (613) 226-6344

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

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FISHER AVE.

18  
9  
9  
25

443350  
5025425  
0260

316/56



10610  
**RECEIVED**  
NOV 12 1949  
GEOLOGICAL BRANCH  
DEPARTMENT OF MINES

The Well Drillers Act  
Department of Mines, Province of Ontario

# Water Well Record

OTTAWA

Conz. Lot. Pt. Lot.  
2 FISHER AVE Acres  
cluding pump)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) . . . . . 4"	Date . . . . . AUG. 22 1949
Length(s) of casing(s) . . . . . 16 1/2'	Developed Capacity . . . . . 400 G.P.H.
Length of screen . . . . .	Duration of Test . . . . . 60 MIN
Type of screen . . . . .	Pumping Rate . . . . . 500 G.P.H.
Type of pump . . . . .	Drawdown . . . . . 5'
Capacity of pump . . . . .	Static level of completed well . . . . . 8'
Depth of pump setting . . . . .	Is well a gravel-wall type? . . . . . No

## Water Record

Kind (fresh or mineral) . . . . . FRESH	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur etc.) . . . . . CLEAR HARD	58'	FRESH	15'
Appearance (clear, cloudy, coloured) . . . . . CLEAR	63 1/2'	"	55'
For what purpose(s) is the water to be used? . . . . . HOUSE HOLD			
How far is well from possible source of contamination? . . . . . 50'			
What is source of contamination? . . . . . SEPTIC TANK			
Enclose a copy of any mineral analysis that has been made of water . . . . .			

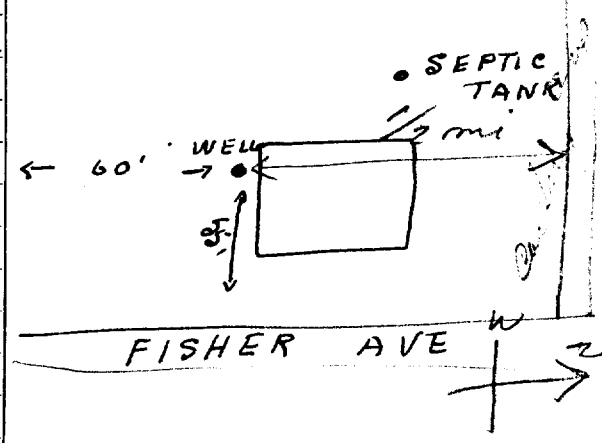
## Well Log

### Drift and Bedrock Record

	From	To
CLAY	0 ft.	2 ft.
TILL	2	9
LIMESTONE	9	63 1/2

## Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? . . . . . UPLAND  
Drilling Firm . . . . . F. A. McLEAN & SON  
Address . . . . . 185 JAMES ST. OTTAWA  
Recorded by . . . . . W. MOLOUGHNEY . . . . . Address 483 PRESTON ST. OTTAWA  
Date . . . . . AUG. 22 1949 . . . . . Licence Number

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

## POSITION

Intermediate Environmental Engineer

## EDUCATION

Carleton University, B.Eng. 2002  
Environmental Engineering

## MEMBERSHIPS AND AWARDS

Professional Engineers of Ontario  
Ottawa Geotechnical Society

## EXPERIENCE

*2011-present*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Intermediate Engineer

*2009-2010*

### **Department of Indian and Northern Affairs**

Contaminated Sites Division  
Environment Officer (PC-02)

*2003 to 2009*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Intermediate Engineer

*2002 to 2003*

### **Dessau Soprin Inc.**

Consulting Engineers  
Environmental Division  
Junior Engineer

## SELECT LIST OF PROJECTS

Billings-Hurdman Interconnect Watermain - Ottawa  
Telus Building Remediation - Ottawa  
Block D Lands Remediation and Redevelopment – Kingston  
Alcan Plant Redevelopment - Kingston  
Gladstone Avenue Reconstruction - Ottawa  
Lees Avenue Coal Tar Site - City of Ottawa  
Nortel Networks Environmental Monitoring Program  
3W Zone Feedermain – Ottawa  
Bank Street Reconstruction – Ottawa  
Lees Avenue Remediation Program – Ottawa  
Colonnade Road North Development – Ottawa  
Montreal Road Reconstruction – Ottawa  
Designated Substance Surveys – Residential and Commercial Sites - Ottawa  
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)  
Brownfields Applications and Records of Site Condition – Residential and Commercial Redevelopment

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Sciences**

**Hydrogeology**

**Archeological Services**

## POSITION

Associate and Supervisor of the Environmental Division  
Senior Environmental/Geotechnical Engineer

## EDUCATION

Queen's University, B.A.Sc.Eng, 1991  
Geotechnical / Geological Engineering

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

Associate and Senior Environmental/Geotechnical Engineer  
Environmental and Geotechnical Division  
Supervisor of the Environmental Division

## SELECT LIST OF PROJECTS

### **Environmental Engineering**

### **Geotechnical Engineering**

### **Materials Testing Quality Control**

### **Building Science**

### **Hydrogeology**

Mary River Exploration Mine Site - Northern Baffin Island  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Richmond Road Reconstruction - Ottawa  
Billings Hurdman Interconnect - Ottawa  
Bank Street Reconstruction - Ottawa  
Environmental Review – Various Laboratories across Canada - CFIA  
Dwyer Hill Training Centre – Ottawa  
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa  
Remediation Program - Block D Lands – Kingston  
Investigation of former landfill sites – City of Ottawa  
Record of Site Condition for Railway Lands – North Bay  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
Montreal Road Reconstruction - Ottawa  
Appleford Street Residential Development - Ottawa  
Remediation Program - Ottawa Train Yards  
Remediation Program - Bayshore and Heron Gate  
Gladstone Avenue Reconstruction – Ottawa  
Somerset Avenue West Reconstruction - Ottawa