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**Phase I Environmental Site Assessment**

384 Frank Street  
Ottawa, Ontario

Prepared For

384 Frank Street Ltd.

November 28, 2017

Report: PE4140-1

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## EXECUTIVE SUMMARY

### Assessment

Paterson Group was retained by 384 Frank Street Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of 384 Frank Street 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.

The results of the historical research indicated that the subject property was developed as early as 1888, with the existing residential dwelling and has always been used for residential purposes. No historical potentially contaminating activities (PCAs) were identified on the Phase I Property.

Many off-site historical PCAs were present within the Phase I Study Area, including dry cleaners, retail fuel outlets, automotive service garages and various industrial properties including commercial printers and a paint and varnish industry. A former drycleaner situated at 429 Bank Street, adjacent to the west of the subject land, is considered to represent an area of potential environmental concern (APEC) on the Phase I Property. The remaining historical PCAs are not considered to represent APECs on the subject land based on their separation distances and/or their orientations with respect to the Phase I Property, in combination with information provided in the Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry (ESR).

At the time of the site visit, no PCAs were identified on the Phase I Property. Several existing PCAs were observed within the Phase I Study Area and include three (3) automotive service garages on Gladstone Avenue, just west of Bank Street. Based on their separation distances from the Phase I Property and cross-gradient orientations, these PCAs are not considered to result in APECs on the subject land.

### Recommendations

Based on the results of this Phase I ESA, **it is our opinion that a Phase II Environmental Site Assessment is required for the property.**

It is our understanding that the Phase I Property is to be redeveloped for residential purposes and that the existing dwelling will be demolished. Prior to demolition, a designated substance survey (DSS) must be conducted in accordance with Ontario Regulation 490/09 under the Occupational Health and Safety Act.

## **1.0 INTRODUCTION**

At the request of 384 Frank Street Ltd., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 384 Frank Street, 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. Fernando Matos of 384 Frank Street Inc. The offices of 384 Frank Street Inc. are located at 2277 Prospect Avenue. Mr. Matos can be reached by telephone at (613) 884-4425.

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 the requirements of 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:	384 Frank Street, Ottawa, Ontario.
Legal Description:	Part of Lot E, Concession C (Rideau Front), Geographic Township of Nepean, Also Known as Part of Park Lot 51 of the By-Estate, City of Ottawa
Property Identification Number:	04119-0193 (LT)
Location:	The Phase I Property is located on the south side of Frank Street, approximately 25m 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' 45" N, 75° 41' 36" W
<b>Site Description:</b>	
Configuration:	Rectangular
Site Area:	0.021 hectares (approximate)
Zoning:	I1A – Institutional Zone, with a Mature Neighbourhoods Overlay
Current Use:	The Phase I Property is occupied by a residential dwelling used as a rectory by the Calvin Hungarian Presbyterian Church.
Services:	The subject site is located in a municipally serviced area.

### **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 city directories, air photo research and Fire Insurance Plans, it is our interpretation that the Phase I Property was first developed for residential purposes as early as 1888.

#### **Fire Insurance Plans**

Fire Insurance Plans (FIPs) from 1888, 1912 and 1956 were reviewed for the properties within the Phase I Study Area. Based on the 1888 and 1912 FIPs, the subject property appears to have been occupied by the existing residential dwelling as well as a stable (1912 FIP only). Adjacent and neighbouring properties were used for a combination of residential and commercial purposes

The subject property remains unchanged in the 1956 FIP, with the exception of the stable which is no longer present. Adjacent and neighbouring properties within the Phase I Study Area remain used for residential and commercial purposes. The adjacent properties to the west addressed 429 and 431 Bank Street, are noted as “clothes pressing” with “cleaning” at the back of the building, and a “Chinese laundry” respectively. The use of 429 Bank Street is considered to represent a potential concern to the Phase I Property.

Retail fuel outlets were located at 394, 448 and 455 Bank Street. The former retail fuel outlet at 394 Bank Street was situated approximately 110m northwest of the Phase I Property, while the retail fuel outlet which remains present at 448 Bank Street, is situated approximately 75m southwest of the Phase I Property. The property at 455 Bank Street, approximately 30m to the south, has since been redeveloped for residential and commercial purposes and a record of site condition (RSC) has been filed for this property, in the Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry (ESR).

The former and existing retail fuel outlets are not considered to pose a concern to the Phase I Property based on their separation distances in combination with information in our files and the MOECC ESR.

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

City directories at the National Archives were reviewed in approximate 10 year intervals from 1900 through 2011. Based on the directory review, the subject property was first listed in 1926. The property was listed as a private residence through the early 1960's when it was listed as the Pentacostal Church. The Phase I Property was subsequently listed as the Calvin Hungarian Presbyterian Church in the 1970's and 1980's. The Phase I Property was not listed after 1995. Based on the city directory review, there have been no potentially contaminating activities at the Phase I Property.

Adjacent and neighbouring properties within the Phase I Study area have always been listed as a combination of residential and commercial properties, with some institutional properties. The adjacent property to the west, 429 Bank Street, was listed as a dry cleaning establishment (Weiners Cleaners) from 1928 through 1947. This historical PCA is considered to represent an area of potential environmental concern (APEC) on the Phase I Property, based on its location adjacent to the subject land.

The city directory review identified numerous historical PCAs on neighbouring properties within the Phase I Study Area. These PCAs include former retail fuel outlets at 396 and 450 Bank Street, former automotive service garages at 37 to 41 and 51 Flora Street, 7 Florence Street, 9 James Street, former glass manufacturing industry at 402 Bank Street, former dry cleaners at 397 and 429 Bank Street as well as 249 and 255 Argyle Avenue, a former body shop at 355 Waverly Street, a former machine shop at 383 Bank Street, former commercial printers at 43 to 45 Flora Street and 406 Bank Street and a former paint and varnish industry at 406 Bank Street. It should be noted that some of the addresses noted above will have by now changed. The locations of the historical PCAs are shown on Drawing PE4140-2 – Surrounding Land Use Plan attached to this report.

Based on their respective separation distances and/or their orientations with respect to the subject land, in combination with information contained in our files, these PCAs are not considered to represent APECs on the Phase I Property.

## **Chain of Title**

A Chain of Title was prepared for the Phase I Property, by Read Abstracts Limited. Based on the report dated November 15, 2017, the Phase I Property was owned by private individuals since at least 1874 through 1966, when the land was purchased by the Trustees of the Calvin Hungarian Presbyterian Church of Ottawa. The current property owner, 384 Frank Street Limited, recently purchased the property from the church in October of 2017. No potential environmental concerns were identified from the review of the historical ownership of the Phase I Property.

## **Plan of Survey**

A topographical plan of survey, prepared by Annis, O'Sullivan, Vollebekk Ltd. and dated October 5, 2017, was reviewed as part of this assessment. The survey plan shows the subject site in its current configuration. A copy of the plan is provided in Appendix I.

## **Previous Engineering Reports**

Paterson has conducted several investigations, within the Phase I study area. Based on a review of our files, no environmental concerns regarding the potential for off-site impacts to the Phase I Property were identified.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 18, 2017. The Phase I Property was 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 on October 18, 2017. 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. A response had not been received from the MOECC at the time this report was issued. Should pertinent information be provided, the MOECC response will be forwarded to the client once it has been received. A copy of the initial MOECC response is provided in Appendix 2.

## **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 1 km of the subject site.

## **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. A response had not been received from the MOECC at the time this report was issued. Should pertinent information be provided, the MOECC response will be forwarded to the client once it has been received. A copy of the initial MOECC response is provided in Appendix 2.

## **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. A response had not been received from the MOECC at the time this report was issued. Should pertinent information be provided, the MOECC response will be forwarded to the client once it has been received. A copy of the initial MOECC response is provided in Appendix 2.

## **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. A response had not been received from the MOECC at the time this report was issued. Should pertinent information be provided, the MOECC response will be forwarded to the client once it has been received. A copy of the initial MOECC response is provided in Appendix 2.

## **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 Phase I Property.

The following RSCs have been filed for properties within the Phase I ESA Study Area:

- ☐ RSC No. 90917 was filed for 390 Bank Street, located approximately 90m northwest of the Phase I Property. Based on the information contained in the ESR, in combination with the separation distance and orientation with respect to the subject land, the Bank Street property is not considered to pose a concern to the Phase I Property.
- ☐ RSC No. 77916 was filed for 453 Bank Street, located approximately 30m south of the Phase I Property. Based on the information contained in our files and in the MOECC ESR, this property is not considered to represent an area of potential environmental concern (APEC) on the Phase I Property.
- ☐ RSC No. 44580 was filed for 37 Flora Street, located over 150m southwest of the Phase I Property. Based on the information contained in the ESR and the significant separation distance, this property is not considered to have had the potential to impact the Phase I Property.

## **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.

Based on the available information, no active or closed waste disposal sites, industrial manufactured gas plants or coal tar distillation plants are present in the Phase I study area.

### **Areas of Natural Significance (ANSIs)**

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 October 18, 2017. The search did not reveal any natural features or areas of natural significance on the Phase I Property or within the Phase I study area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on October 19, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the Phase I Property or for the immediately adjacent properties. The TSSA identified a record for three (3) active underground storage tanks 450 Bank Street. Based on the distance of the tank nest from the Phase I Property (approximately 60m), in combination with the low permeability of the native clay soils in the vicinity of the Phase I Study Area, the retail fuel outlet at 450 Bank Street is not considered to have the potential to impact the Phase I Property. 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 landfill sites were identified in the immediate vicinity of the Phase I study area.

### **Former Industrial Sites**

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was reviewed. No former industrial sites were identified on the Phase I Property, while the following former industrial sites were identified within the Phase I Study Area:

- ❑ Site No. 37 - Beach Motors was present at 474 Bank Street, approximately 150m south of the Phase I Property, in the 1930's. This industry is classified as electrical and electronics battery industry.



- ❑ Site No. 38 – Flora Printers and Book Shop was present at 45 Flora Street, approximately 180m southwest of the Phase I Property, from the 1920's through the 1950's.
- ❑ Site No. 39 - Progressive Printers was present at 430 Gladstone Avenue, approximately 200m southwest of the Phase I Property, from 1927 through the 1950's.

Based on their separation distances from the Phase I Property, the former industrial sites are not considered to have resulted in areas of potential environmental concern on the Phase I Property.

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

A request for information from the City of Ottawa's Historical Land Use Inventory (HLUI 2005) database for the Phase I Property, was submitted to the City of Ottawa.

According to the City response letter dated November 17, 2017, there are no activities associated with the Phase I Property. There are 15 activities associated with the neighbouring properties. Activity 14464 indicates that Weiners Cleaners and Dyers was located at 429 Bank from the 1940's through the 1950's. Based on its location immediately west of the Phase I Property, the former cleaners is considered to represent an APEC on the Phase I Property. The remaining activities, presented in a copy of the City response provided in Appendix 2, are not considered to represent APECs on the Phase I Property based on the nature of the activity, information in our files, the separation distance and/or orientation of the activity with respect to 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:

- |      |   |
|------|---|
| 1928 | The Phase I Property is occupied by the existing residential dwelling. Adjacent and neighbouring properties within the Phase I Study Area appear to be used for residential or commercial purposes. |
|------|---|

- 1958 (City of Ottawa Website) The Phase I Property appears to remain unchanged from the previous photograph. Apparent retail fuel outlets are present further south of the Phase I Property, fronting onto the east and west sides of Bank Street. Otherwise, no significant changes appear to have been made to the adjacent and neighbouring properties within the Phase I Study Area.
- 1969 No changes appear to have been made to the Phase I Property. An apparent residential structure present in the previous photograph, to the northeast of the Phase I Property across Frank Street, is no longer present. The retail fuel outlet further south of the subject land, on the west side of Bank Street, appears to have been redeveloped, although it remains a retail fuel outlet. The retail fuel outlet south of the Phase I Property on the east side of Bank Street appears to have been redeveloped with a commercial or residential building. No other significant changes appear to have been made to the properties within the Phase I ESA Study Area.
- 1978 The Phase I Property appears to remain unchanged from the previous photograph. The property to the northeast of the Phase I Property, across Frank Street, has been redeveloped for commercial purposes. Several buildings south of the subject land, along the south side of Gladstone Avenue, have been demolished. The former buildings were replaced with a paved parking lot.
- 1993 The Phase I Property continues to remain unchanged. No significant changes appear to have been made to the adjacent and neighbouring properties within the Phase I Study Area.
- 2002 (City of Ottawa Website) The Phase I Property remains unchanged from the previous photograph. The property south of the subject land, south of Gladstone Avenue and fronting onto Bank Street, has been redeveloped for apparent residential purposes. No other significant changes appear to have been made to the Phase I surrounding lands.
- 2014 (City of Ottawa Website) The Phase I Property appears as it currently exists. Residential redevelopment appears to be underway further to the south of the Phase I Property. Otherwise, there appear to be no significant changes to the neighbouring properties from the previous photograph.

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 gently downward to the north. 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 shale of the Billings Formation. Overburden is reported to consist of offshore marine sediments with erosional terraces and a drift thickness ranging from 15 to 25 m.

## **Water Well Records**

The MOECCs well mapping database was accessed on October 18, 2017, to search for all drilled wells within the Phase I Study Area. No well records were identified for the Phase I Property. Records of 13 monitoring wells were identified for the following properties within the Phase I Study Area: 403, Bank Street, 408 Bank Street, 381 Kent Street, 21 James Street, 37 Flora Street and 356 MacLaren Street. Records for two abandoned wells along Gladstone Avenue between Bank Street and O'Connor Street were also identified.

Based on their separation distances, orientations with respect to the Phase I Property, and/or information in the MOECC ESR, the aforementioned properties are not considered to have resulted in areas of potential environmental concern (APECs) on the Phase I Property.

All monitoring wells were installed in native silty clay at depths ranging from approximately 4 to 7.6 m below grade. A copy of each well record is provided in Appendix 2.

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

No water bodies are present within the Phase I study area. The Ottawa River the closest significant water body, is present approximately 1.4km northwest of the Phase I Property. No areas of natural significance are known to exist within the Phase I study area.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Mr. Frank Pocari with 384 Frank Street Ltd., the current owner of the Phase I Property, was interviewed as part of this assessment. The interview was conducted during the site visit on October 23, 2017.

According to Mr. Pocari, the Phase I Property was recently purchased by 384 Frank Street Ltd. from the Calvin Hungarian Presbyterian Church which used the property as a rectory for Father Laszlo. Mr. Pocari indicated that the subject structure was at least 75 years old and that to his knowledge there are no potential environmental concerns with regards to the historical or current use of the Phase I Property. Mr. Pocari is also unaware of any previous or existing potential concerns on the nearby properties that may pose a concern to the subject land.

The information obtained in this interview is generally consistent with site information obtained from other sources and is considered to be valid.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

A representative from the Environmental Department of Paterson Group conducted a site visit on October 23, 2017. Weather conditions were overcast with a temperature of approximately 10°C. At the time of the site visit, the neighbouring properties within the Phase I Study Area were also observed from publicly accessible areas.

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

### **Buildings and Structures**

The property at 384 Frank Street is occupied by a two-storey residential dwelling with a full basement level. The structure is constructed with a stone and mortar foundation. The original brick walls on the north, south and west faces of the building have been covered with vinyl siding or stone veneer, while the east wall of the structure is constructed of concrete block. The roof of the structure is covered with asphaltic shingles.

Based on historical research, the dwelling was constructed as early as 1888. It is considered likely that the building was originally heated with coal, followed by furnace oil, prior to conversion to natural gas.

No other buildings or structures were present on the Phase I Property at the time of the site visit.

### **Underground Utilities**

Underground utilities on the Phase I Property include telephone, natural gas, and municipal water and sewer services which enter the property from Frank Street. No other buried utilities are present on the Phase I Property. It should be noted that the sewer service could not be accurately located during the concurrent subsurface investigation. The approximate locations of the municipal services are shown on Drawing PE4140-1 - Site Plan.

### **Site Features**

The subject structure is situated on the northeastern portion of the Phase I Property. The remainder of the Phase I Property is covered with asphaltic concrete parking. With the exception of the southeastern portion of the Phase I Property, the site is at grade with the adjacent land; the southeastern portion of the property is approximately 0.3m higher than the adjacent property to the east due to what appears to be a significant layer of asphalt.

Site topography is gently sloping downward in a northerly direction. The regional topography also slopes down in a northerly direction. Site drainage primarily consists of sheet drainage to catch basins location on Frank Street. No standing water or evidence of surficial staining was observed on the exterior of the Phase I Property at the time of the site visit.

No aboveground storage tanks (ASTs) or evidence of underground storage tanks (USTs) were observed on the exterior of the Phase I Property at the time of the site visit. Other than underground utilities, discussed above, there was no evidence of belowground structures on the Phase I Property observed at the time of the site visit.

The location of a previous borehole conducted by others, was noted on the exterior of the property, south of the subject structure; otherwise no evidence of recent excavation was observed at the time of the site visit. No evidence of current or former railway or spur lines on the subject land were observed at the time of the site visit. There were no unidentified substances observed on the exterior of the Phase I Property.

Potential fill material was not observed at the time of the site visit, however during a subsurface investigation conducted shortly thereafter, fill material was identified at on the southern portion of the Phase I Property. The fill material extended to depths of approximately 1.1 to 1.2 below grade on the southwestern portion of the property; fill material identified on the southeastern portion of the property extended to an approximate depth of 0.3m below grade. The fill material consisted of dark brown silty sand with gravel. Traces of construction debris (brick fragments) were noted in the fill material on the western portion of the site.

The Phase I Property and surrounding lands are serviced with municipal water. There were no potable wells observed on the Phase I Property or on other properties within the Phase I study area, at the time of the site visit.

The above-noted site features are shown on Drawing PE4140-1 - Site Plan.

### **Interior Assessment**

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

- ☐ Floors consist of a combination of carpet, hardwood, linoleum, ceramic tile, vinyl floor tile and unfinished poured concrete (basement only).
- ☐ Exterior walls consist of lath and plaster, with stone and mortar in the basement, while interior walls consist of gypsum board.
- ☐ Ceilings consist of lath and plaster, of which some are finished with decorative plaster. The basement ceiling is unfinished.
- ☐ Lighting throughout the building is provided by incandescent and curly fluorescent fixtures.

Liquid discharged from the Phase I Property includes wash water and sewage from the residential dwelling. A floor drain was observed in the basement. The water observed in the drain at the time of the site visit was clear, with no visual or olfactory signs of potential environmental impacts.

Chemical storage within the subject structure was limited to commercially-available cleaning products and paint which are not considered to represent an environmental concern to the Phase I Property.

### **Hazardous Building Materials**

Based on the age of the residential dwelling (circa 1888), potential asbestos containing materials (ACMs) observed within the structure include vinyl floor tiles, linoleum, drywall joint compound, plaster/parging, and decorative plaster finishes.

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

No potential sources of polychlorinated biphenyls (PCBs) were noted on the interior of the subject structure at the time of the site visit.

Based on the age of the dwelling, urea formaldehyde foam insulation may be present. It should be noted that wall and ceiling cavities were not inspected for insulation type.

Ozone-depleting substances (ODSs) noted at the time of the site visit included a kitchen refrigerator and fire extinguisher, which should be maintained on a regular basis by a contractor licenced for these works.

### **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 Phase I Property was as follows:

- ☐ North – Frank Street followed by a commercial parking lot;
- ☐ South – Commercial (Miele Gallery on Bank, kitchen appliance store) followed by Gladstone Avenue;
- ☐ East – Residential apartment building; and
- ☐ West – Commercial (Fauna Restaurant, The InkSpot tattoo parlour and The Watch Clinic jewellery repair).

No PCAs were identified on the immediately adjacent properties at the time of the site visit.

Land use within the Phase I study area (250 m radius) is primarily used for residential and commercial purposes, with several institutional properties, and is depicted on Drawing PE4140-2 – Surrounding Land Use Plan. Several PCAs were identified within the Phase I Study Area, including an Esso retail fuel outlet at 450 Bank Street and three automotive service garages at 406, 417 and 426 Gladstone Avenue. As discussed further in the following section, these PCAs are not considered to represent APECs on the Phase I Property.

## **7.0 REVIEW AND EVALUATION OF INFORMATION**

### **7.1 Land Use History**

The following table outlines the ownership and land use dating back to the first developed use of the Phase I Property.

<b>Table 1 Land Use History – 384 Frank Street, Ottawa</b>				
<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photos, FIPs, etc.</b>
1874 to 1966	Various Private Individuals	Residential from at least 1888	Residential	Existing structure shown on 1888, 1912 and 1956 FIPs.
1966 to October 2017	Trustees of the Calvin Hungarian Presbyterian Church of Ottawa	Residential	Residential	No changes to the Phase I Property were observed in aerial photographs dated 1969, 1978, 1993, 2002 and 2014.
October 2017 to present	384 Frank Street Limited	Residential	Residential	The Phase I Property remains occupied by the original residential dwelling constructed in the 1800's.

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

The following PCA was identified on the Phase I Property:



- ❑ Item 30, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Importation of Fill Material of Unknown Quality” – this PCA was identified based on the fill material identified during a concurrent subsurface investigation.

The presence of this PCA on the Phase I Property represents an area of potential environmental concern (APEC) on the subject land.

The following historical and/or existing PCAs were identified in the Phase I study area:

- ❑ Item 10, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Commercial Autobody Shops” – this PCA was identified based on the historical presence of Ottawa Perma Coating Ltd. at 355 Waverly Street, approximately 130m northeast of the Phase I Property.
- ❑ Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Gasoline and associated products storage in fixed tanks” – this PCA was identified based on the presence of an existing retail fuel outlet at 450 Bank Street, located 50m to the southwest of the Phase I Property.
- ❑ Item 29, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Glass Manufacturing” – this PCA was identified based on the historical presence of Ottawa Mirror Bevelling Works at 402 Bank Street, located approximately 90m northwest of the Phase I Property.
- ❑ Item 34, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Metal Fabrication” – this PCA was identified based on a former machine shop industry at 383 Bank Street, approximately 140m northwest of the Phase I Property.
- ❑ Item 37, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Operation of Dry Cleaning Equipment (where chemicals are used)” – this PCA was identified based on historical dry cleaning establishments at 397 and 429 Bank Street, located approximately 125m northeast and immediately adjacent to the west of the Phase I Property, respectively.
- ❑ Item 39, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Paints Manufacturing, Processing and Bulk Storage” – this PCA was identified based on the historical presence of a paint and varnish industry at 394 Bank Street, located approximately 75m northwest of the Phase I Property.

- Item 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems” – this PCA was identified based on the former presence of an automotive service garages at 37 to 41 Flora Street, 51 Flora Street, 7 Florence Street, 9 James Street and 473 and 474 Bank Street, as well as existing automotive service garages at 406, 417 and 426 Gladstone Avenue. The separation distances between the former and existing garages are at least 75m from the Phase I Property.

Although the activity is not listed under Table 2, historical printing operations at 43 Flora Street and 430 Gladstone Avenue are considered to be potentially contaminating activities. The former printers were located approximately 180m and 200m southwest of the Phase I Property.

The former dry cleaners at 429 Bank Street is considered to result in an area of potential environmental concern (APEC) on the Phase I Property based on its location adjacent to the Phase I Property. This PCA is shown in red on drawing PE4140-2 – Surrounding Land Use Plan.

The existing retail fuel outlet at 450 Bank Street is not considered to represent an APEC on the Phase I Property based on its separation distance of 50m and the impermeable nature of the native silty clays in the vicinity of the Phase I Study Area. The remaining PCAs noted above are not considered to have resulted in APECs on the Phase I Property based on their separation distances and/or orientations with respect to the subject land. These PCAs are shown in green on Drawing PE4140-2 – Surrounding Land Use Plan. Properties previously occupied by PCAs and have since had an RSC filed in the MOECC ESR, are not presented as PCAs on the Surrounding Land Use Plan.

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

Contaminants of potential concern on the Phase I Property include volatile organic compounds (VOCs) in the soil and groundwater and metals in the fill material.

## **7.2 Conceptual Site Model**

### **Existing Buildings and Structures**

The subject site is occupied by a two-storey residential dwelling with a full basement level. No other structures are present on the Phase I Property.

## **Geological and Hydrogeological Setting**

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 shale of the Billings Formation. Overburden is reported to consist of offshore marine sediments with erosional terraces and a drift thickness ranging from 15 to 25 m.

Based on the regional topography, in combination with previous work conducted by Paterson within the Phase I study area, the groundwater flow is interpreted to be in a northerly direction.

## **Water Bodies**

There are no water bodies on the subject site or within the Phase I Study Area. The closest water body is the Ottawa River, located approximately 1.4km to the northwest.

## **Areas of Natural Significance**

No areas of natural significance were identified on the Phase I Property or in the Phase I Study Area.

## **Water Well Records**

No well records were identified for the Phase I Property. Records of 13 monitoring wells were identified for the following properties within the Phase I Study Area: 403, Bank Street, 408 Bank Street, 381 Kent Street, 21 James Street, 37 Flora Street and 356 MacLaren Street. Records for two abandoned wells along Gladstone Avenue between Bank Street and O'Connor Street were also identified. No potable well records were identified for the properties within the Phase I Study Area.

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

Two potentially contaminating activities were considered to result in areas of potential environmental concern on the Phase I Property, as presented in Table 2. The APECs are shown in red on Drawing PE4140-1 – Site Plan.

<b>Table 2: Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern (APEC)</b>	<b>Location of APEC on Phase One Property</b>	<b>Potentially Contaminating Activities (PCA)</b>	<b>Location of PCA (on-site / off-site)</b>	<b>Contaminants of Potential Concern (CPC)</b>	<b>Media Potentially Impacted (Groundwater, Soil and/or Sediment)</b>
APEC 1	Western portion of the Phase I Property	Item 37: Operation of Dry Cleaning Equipment (where chemicals are used)	Off-site	VOCs	Soil and Groundwater
APEC 2	Across the Phase I Property outside of the building footprint	Item 30: Importation of Fill Material of Unknown Quality	On-site	Metals	Soil (fill material)

As discussed in Section 7.1 of this report, other historical and existing PCAs within the Phase I Study Area are not considered to have resulted in APECs on the Phase I Property.

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

The information available for review as part of the preparation of the 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 the 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 384 Frank Street Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of 384 Frank Street 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.

The results of the historical research indicated that the subject property was developed as early as 1888, with the existing residential dwelling and has always been used for residential purposes. No historical potentially contaminating activities (PCAs) were identified on the Phase I Property.

Many off-site historical PCAs were present within the Phase I Study Area, including dry cleaners, retail fuel outlets, automotive service garages and various industrial properties including commercial printers and a paint and varnish industry. A former drycleaner situated at 429 Bank Street, adjacent to the west of the subject land, is considered to represent an area of potential environmental concern (APEC) on the Phase I Property. The remaining historical PCAs are not considered to represent APECs on the subject land based on their separation distances and/or their orientations with respect to the Phase I Property, in combination with information provided in the Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry (ESR).

At the time of the site visit, no PCAs were identified on the Phase I Property. Several existing PCAs were observed within the Phase I Study Area and include three (3) automotive service garages on Gladstone Avenue, just west of Bank Street. Based on their separation distances from the Phase I Property and cross-gradient orientations, these PCAs are not considered to result in APECs on the subject land.

### Recommendations

Based on the results of this Phase I ESA, **it is our opinion that a Phase II Environmental Site Assessment is required for the property.**

It is our understanding that the Phase I Property is to be redeveloped for residential purposes and that the existing dwelling will be demolished. Prior to demolition, a designated substance survey (DSS) must be conducted in accordance with Ontario Regulation 490/09 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.

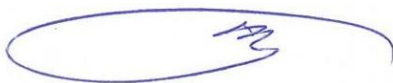
Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of 384 Frank Street Ltd. Permission and notification from 384 Frank Street Ltd. and Paterson Group 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:

- ☐ 384 Frank Street Ltd. (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**

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.

Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.

City of Ottawa Historical Land Use Inventory (HLUI) database

The City of Ottawa eMap website.

### **Local Information Sources**

Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk, October, 2017.

Personal Interviews.

### **Public Information Sources**

Google Earth.

Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4140-1 – SITE PLAN**

**DRAWING PE4140-2 – SURROUNDING LAND USE PLAN**



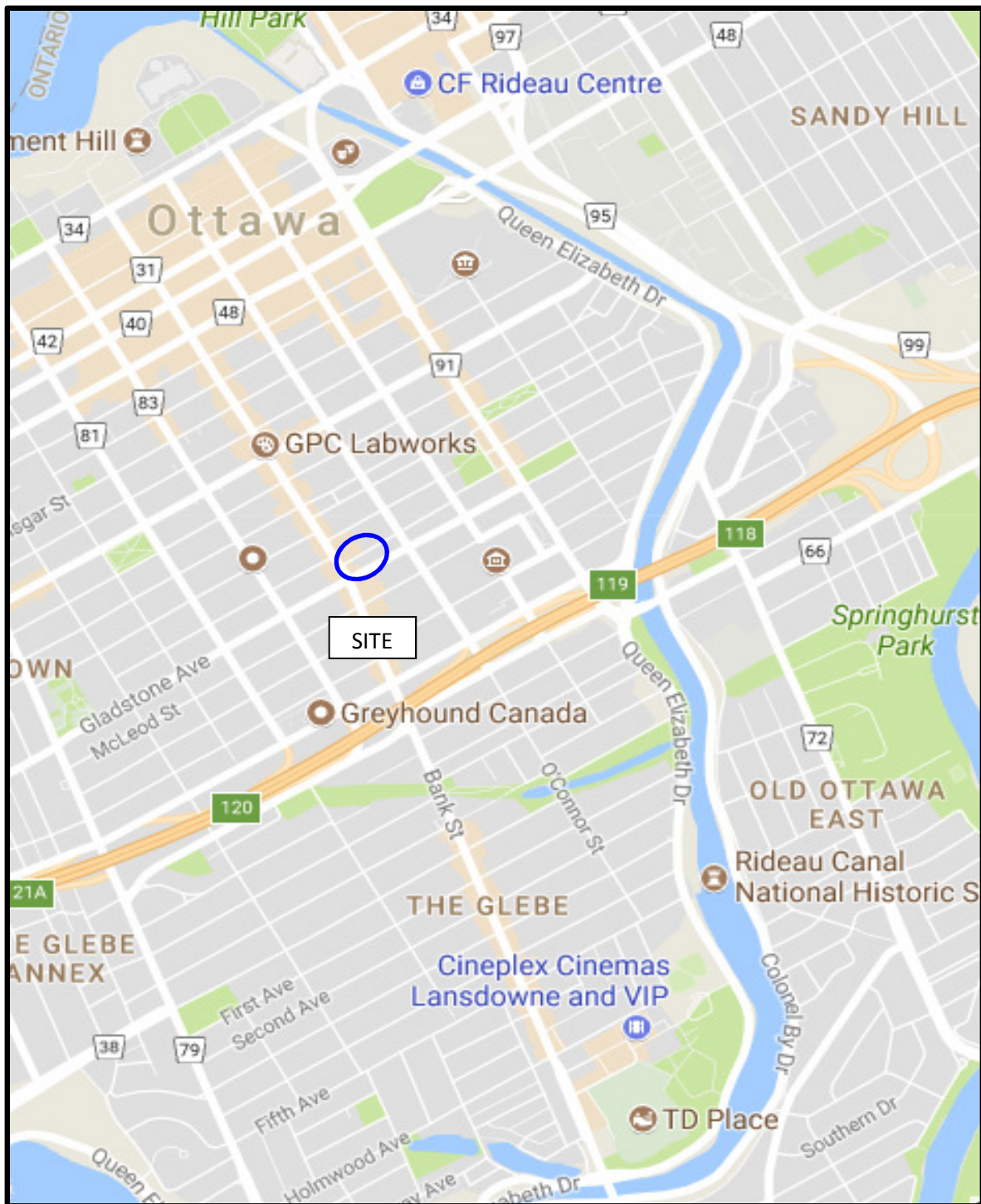


FIGURE 1  
KEY PLAN

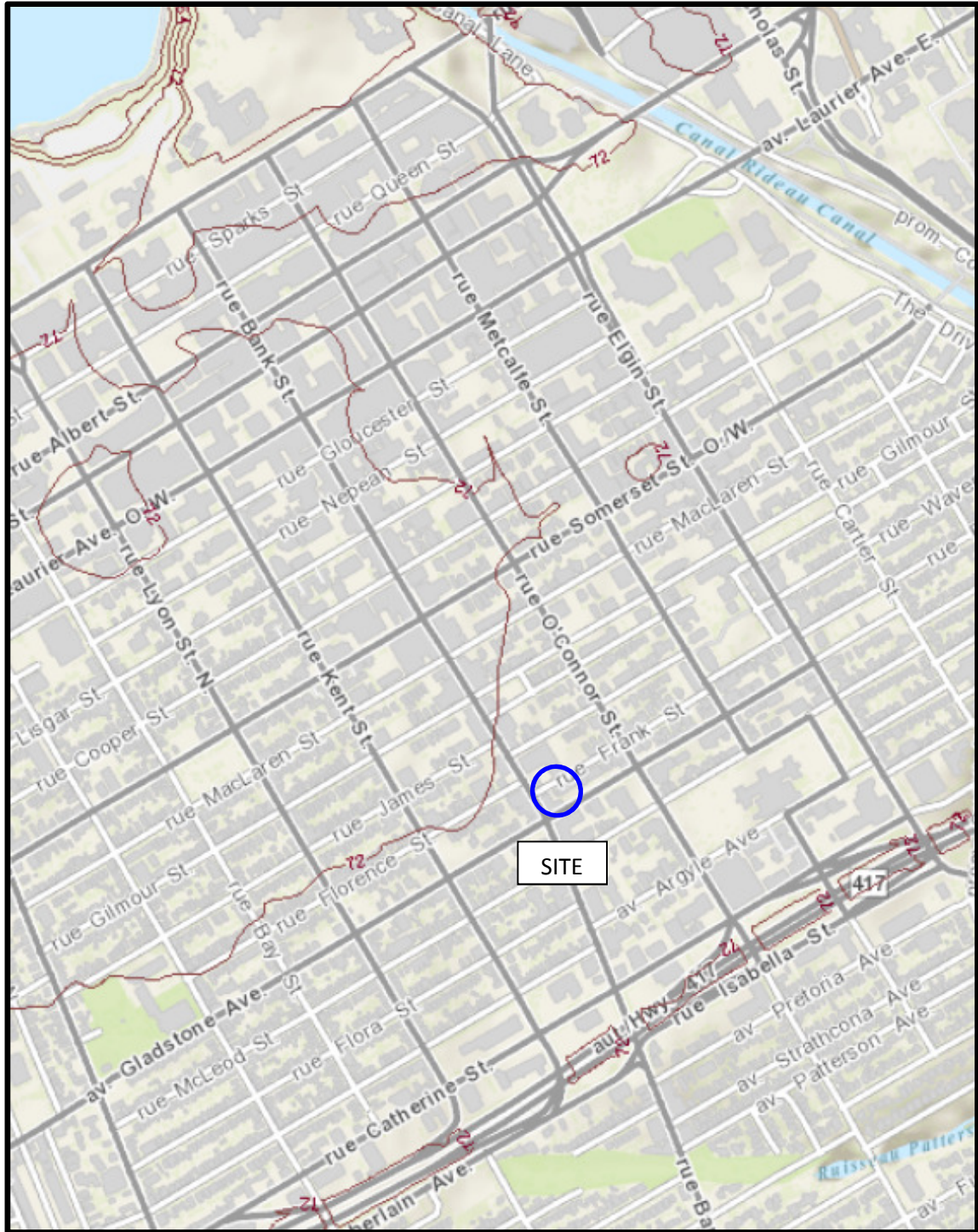
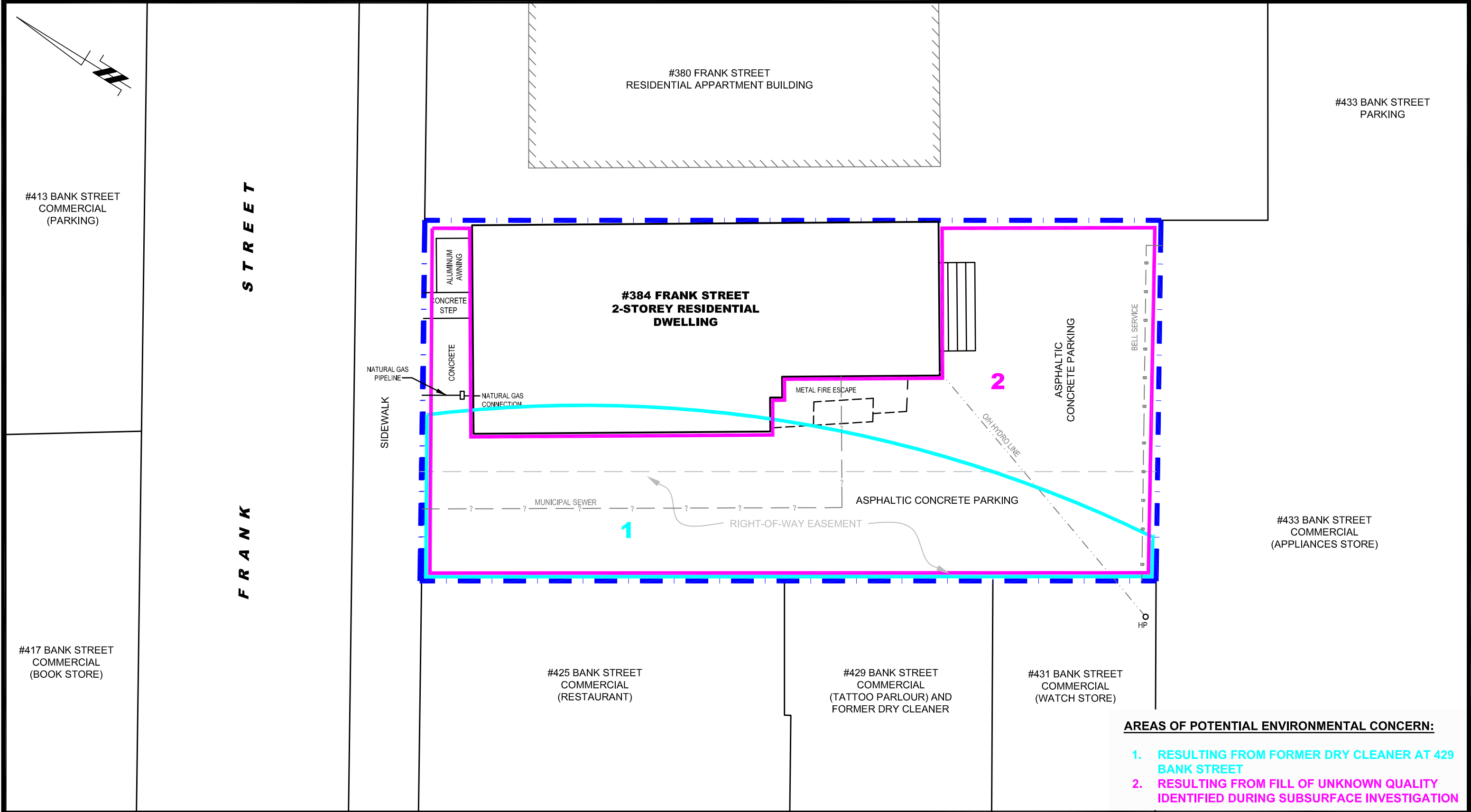


FIGURE 2  
TOPOGRAPHIC MAP





**patersongroup**  
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

384 FRANK STREET INC.  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
384 FRANK STREET

OTTAWA,  
Title:

ONTARIO

SITE PLAN

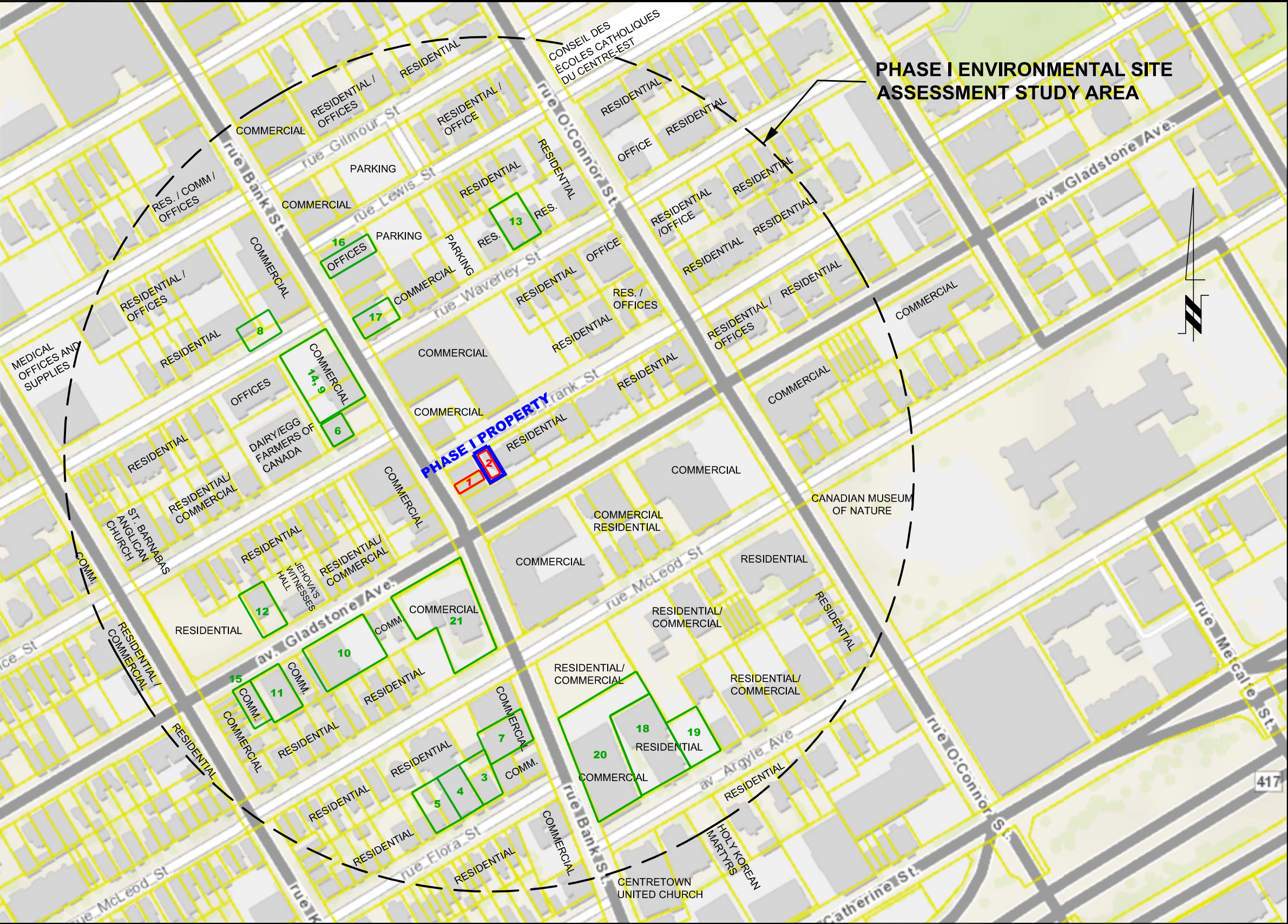
Scale: 1:100  
Drawn by: RCG  
Checked by: KM  
Approved by: MSD

Date: 10/2017  
Report No.: PE4140-1  
Dwg. No.:  
**PE4140-1**  
Revision No.: 0



POTENTIALLY CONTAMINATING ACTIVITIES:

- 1. Former Dry Cleaners (PCA 31)
- 2. Fill Material (PCA 30)
- 3. Former Automotive Service Garage (PCA 52)
- 4. Former Printers (other)
- 5. Former Automotive Service Garage (PCA 52)
- 6. Former Automotive Service Garage (PCA 52)
- 7. Former Automotive Service Garage (PCA 52)
- 8. Former Automotive Service Garage (PCA 52)
- 9. Former Glass Manufacturing (PCA 29)
- 10. Existing Automotive Service Garage (PCA 52)
- 11. Existing Automotive Service Garage (PCA 52)
- 12. Existing Automotive Service Garage (PCA 52)
- 13. Former Autobody Shop (PCA 10)
- 14. Former Paint and Varnish Industry (PCA 39)
- 15. Former Commercial Printing Industry (other)
- 16. Former Machine Shop (PCA 34)
- 17. Former Dry Cleaners (PCA 37)
- 18. Former Dry Cleaners (PCA 37)
- 19. Former Dry Cleaners (PCA 37)
- 20. Former Automotive Service Garage (PCA 52)
- 21. Existing Retail Fuel Outlet (PCA 28)



**patersongroup**  
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

384 FRANK STREET INC.	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
384 FRANK STREET	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:2500	Date:	10/2017
Drawn by:	RCG	Report No.:	PE4140-1
Checked by:	KM	Dwg. No.:	PE4140-2
Approved by:	MSD	Revision No.:	0

p:\autocad drawings\environmental\pe4140\pe4140-2 slup.dwg



# **APPENDIX 1**

**CHAIN OF TITLE**

**PLAN OF SURVEY**

**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

November 15, 2017

Paterson Group

Attn: Karyn munch

#### BRIEF DESCRIPTION OF LAND:

384 Frank Street

Firstly: Part of Block 51, Plan 15558, being Part of Lot E Con. C RF

PIN: 04119-0193

LAST REGISTERED OWNER: 384 FRANK STREET LIMITED

#### CHAIN OF TITLE:

Deed 10569 registered June 23, 1874

From Tylee and Moberley to Arthur Matthewman

Deed 26870 registered June 29, 1887

From Arthur Matthewman to Marry Morris

Deed 30451 registered June 7, 1889

From Marry and W. D. Morris to James Balderson

Deed 39085 registered May 9, 1893

From James Balderson to Harry Burgess

Deed 42814 registered December 14, 1894

From Harry Burgess to Maud E. Burgess

Power of Sale 53861 registered March 20, 1899

From James Warnock to John Huckell

Under Mortgage 45364 registered December 5, 1895

Deed 186674 registered January 28, 1927

From Harriet and John Huckell to Harriet Huckell

Deed 258999 registered June 1, 1846  
From Harriet Huckell to Reuben Shaver

Deed 456373 registered March 4, 1963  
From estate of Reuben Shaver to Silvio Calamini

Deed 471297 registered January 15, 1964  
From Silvio Calamini to Arthur and Amanda Schrul

Deed 517029 registered October 12, 1966  
From Arthur and Amanda Schrul to Trustees of the Calvin Hungarian Presbyterian Church  
of Ottawa

Deed OC1941580 registered October 19, 2017  
From Trustees of the Calvin Hungarian Presbyterian Church of Ottawa to 384 Frank Street  
Limited

PART OF LOT E  
CONCESSION C (Rideau Front)  
Geographic Township of Nepean  
ALSO KNOWN AS PART OF  
PARK LOT 51 OF THE BY-ESTATE  
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



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 22nd day of September, 2017.

*Edward M. Lancaster*  
Date  
Edward M. Lancaster  
Ontario Land Surveyor

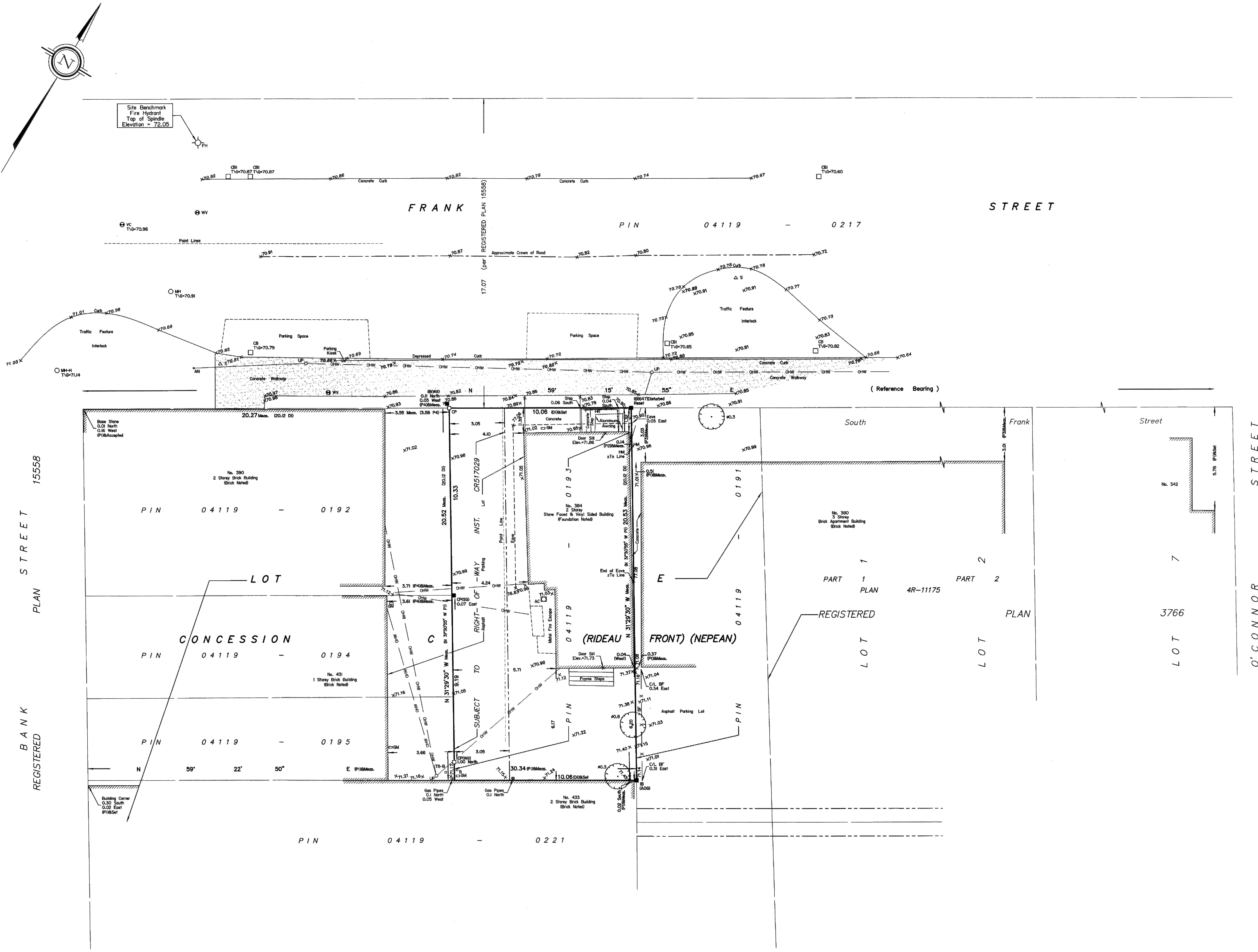
Notes & Legend	
	Survey Monument Planted
	Survey Monument Found
	Standard Iron Bar
	Short Standard Iron Bar
	Iron Bar
	Cut Cross
	Concrete Pin
	Round Iron Bar
	Spike & Washer
	Short Standard Iron Bar
	Iron Bar
	Witness
	Measured
	Annis, O'Sullivan, Vollebakk Ltd.
	(AOG) Plan June 11, 2008
	(AOG) Plan April 19, 1995
	(AOG) Plan March 15, 1996
	(SG) Plan June 25, 2012
	Inst. CR517029
	Deciduous Tree
	Coniferous Tree
	Fire Hydrant
	Maintenance Hole (Storm Sewer)
	Maintenance Hole (Sanitary)
	Maintenance Hole (Hydro)
	Overhead Wires
	Catch Basin
	Catch Basin Inlet
	Gas Meter
	Hydro Meter
	Bell Terminal Box
	Bollard
	Sign
	Utility Pole
	Anchor
	Air Conditioner
	Board Fence
	Water Valve
	Valve Chamber (Watermain)
	Diameter
	Location of Elevations
	Top of Concrete Curb Elevation
	Centreline
	Property Line

Bearings are astronomic, derived from the southerly limit of Frank Street  
shown to be N59°15'55" E on Plan 4R-11175.

SITE AREA = 206.4 m<sup>2</sup>

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 its 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.







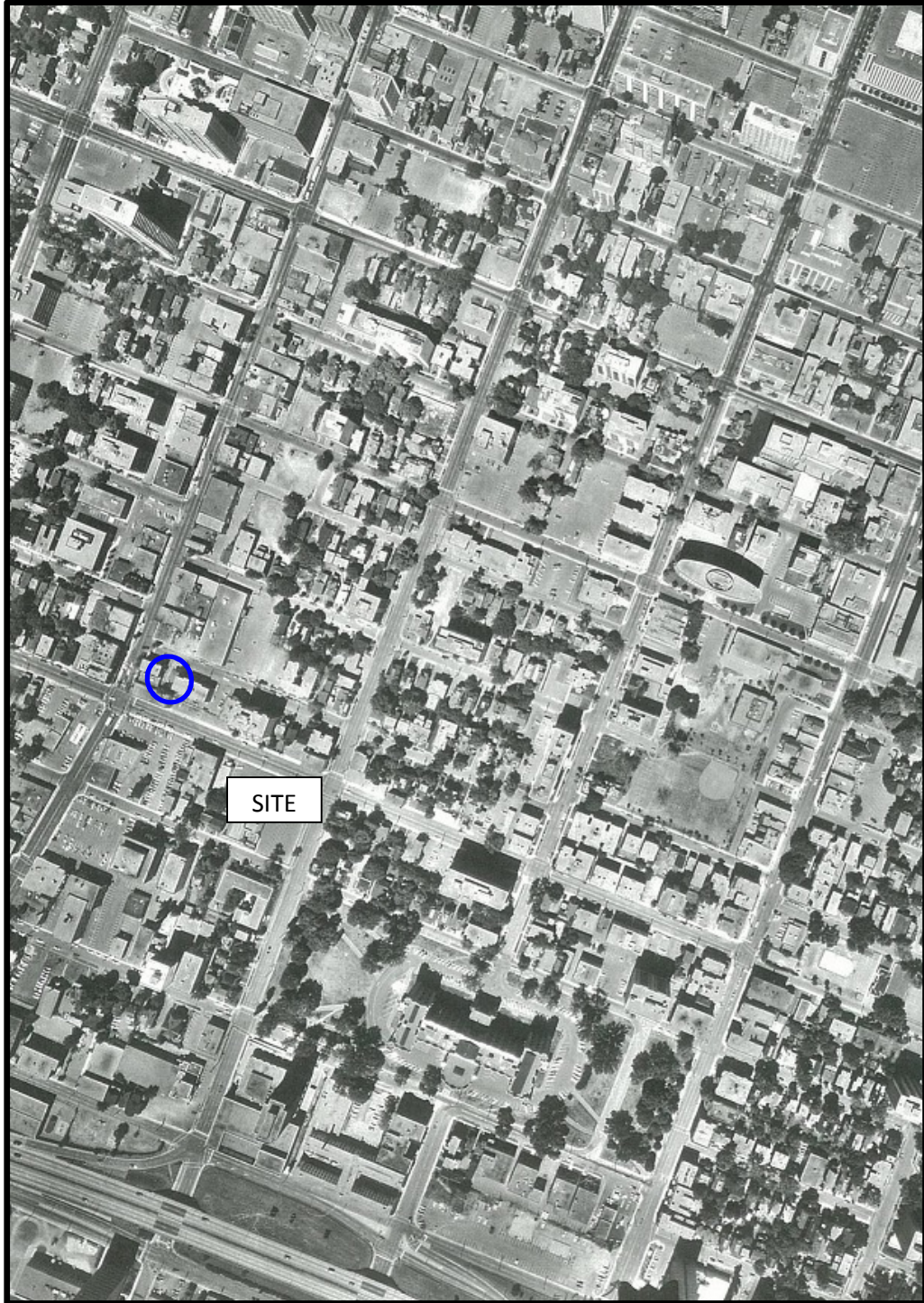
AERIAL PHOTOGRAPH  
1928





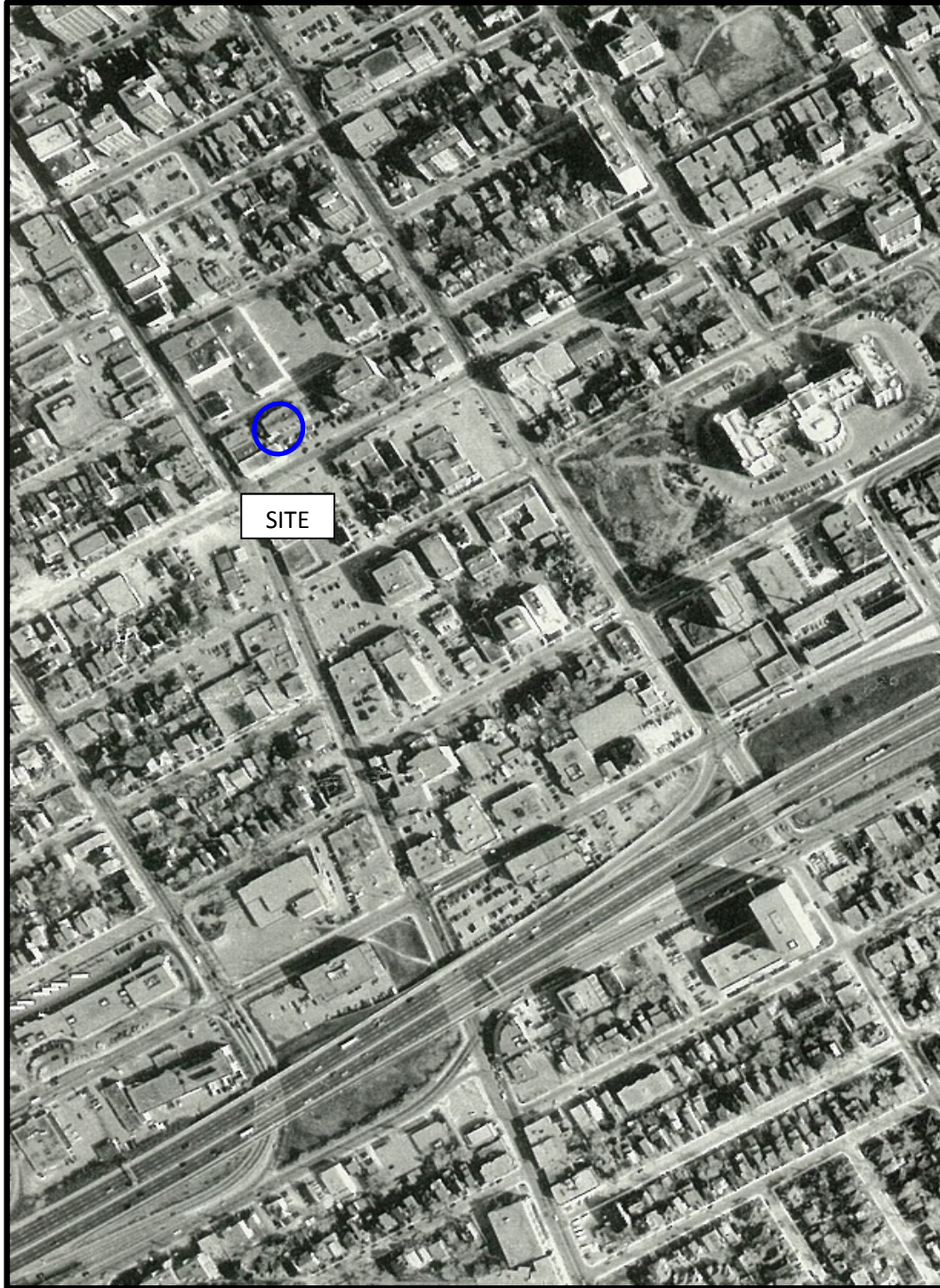
AERIAL PHOTOGRAPH  
1969





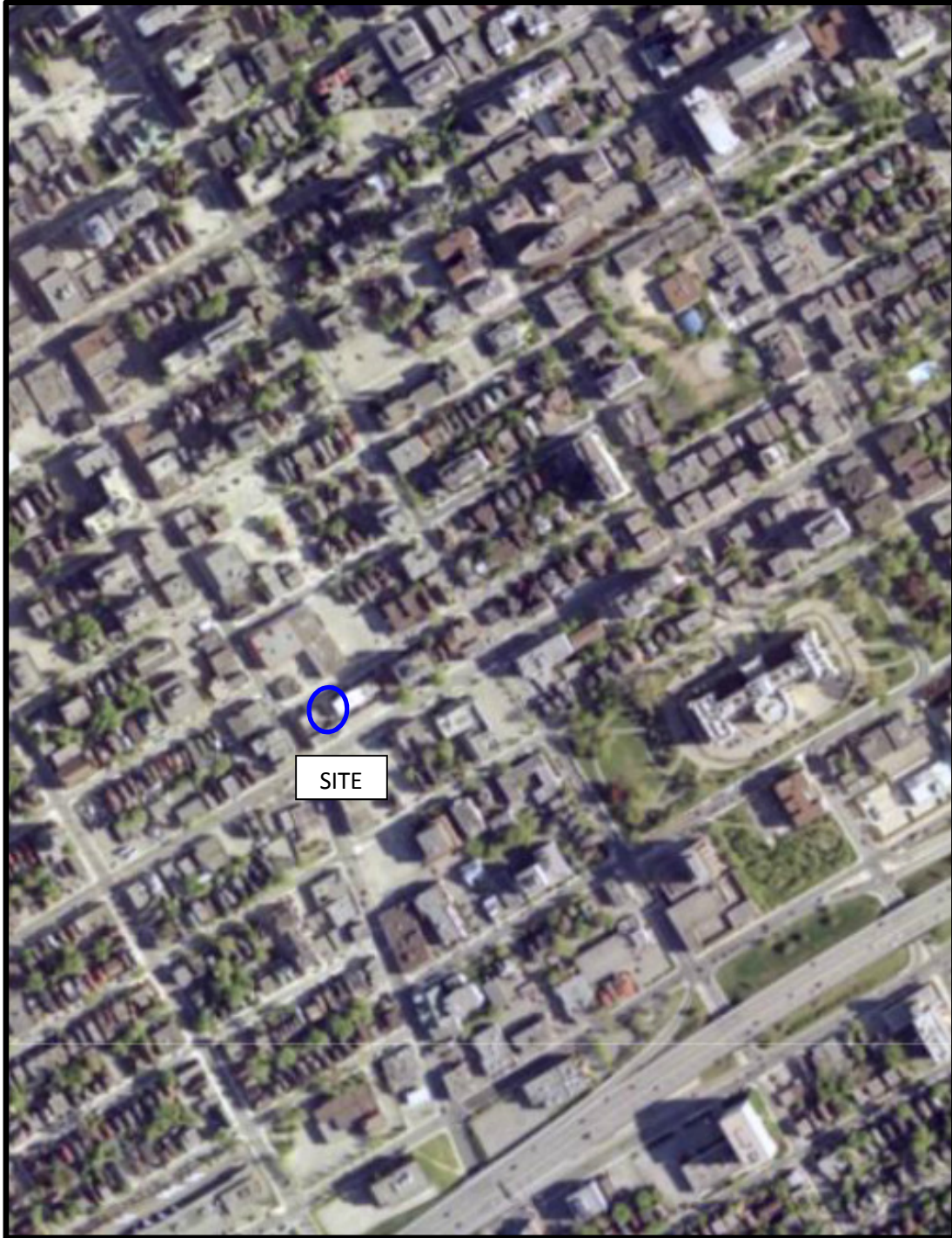
AERIAL PHOTOGRAPH  
1978



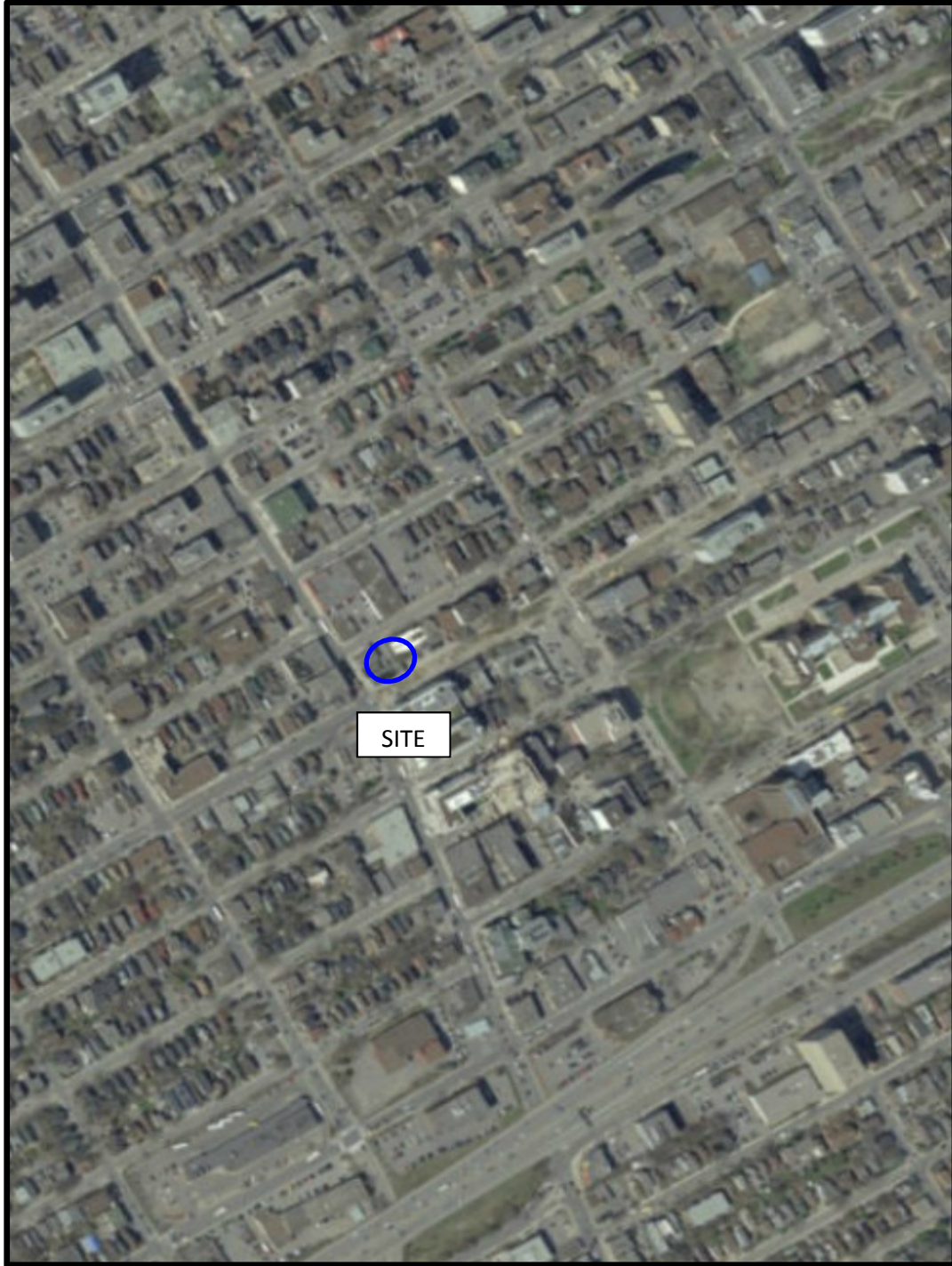


AERIAL PHOTOGRAPH  
1993





AERIAL PHOTOGRAPH  
2002



AERIAL PHOTOGRAPH  
2014



## Site Photographs

PE4140

384 Frank Street, Ottawa, ON

October 23, 2017



Photograph 1: View of north face of subject structure, facing south.



Photograph 2: View of western portion of the Phase I Property, facing south. Photo illustrates west face of subject structure as well as commercial buildings on the adjacent properties to the south and east.



## Site Photographs

PE4140

384 Frank Street, Ottawa, ON

October 23, 2017



Photograph 3: View of southwestern portion of Phase I Property, facing east. Photo illustrates location of previous geotechnical borehole.



Photograph 4: Photo illustrates residential apartment building adjacent to the east, facing southeast.



## Site Photographs

PE4140

384 Frank Street, Ottawa, ON

October 23, 2017



Photograph 5: Photo illustrates commercial parking lot north of the Phase I Property, across Frank Street, facing northwest.



Photograph 6: View of east face of adjacent commercial property to the south and south face of the residential apartment building to the east of the Phase I Property, facing northwest.



## Site Photographs

PE4140

384 Frank Street, Ottawa, ON

October 23, 2017



Photograph 7: Photo illustrates vent and fill pipes along the north wall of the commercial building (fronting onto Frank Street) adjacent to the west of the Phase I Property, facing southwest.



Photograph 8: View of residential and commercial properties one block south of the Phase I Property, along the south side of Gladstone Avenue.

# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION SEARCH**

**TSSA CORRESPONDENCE**

**MOECC WELL RECORDS**

**CITY OF OTTAWA HLUI SEARCH**

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  
Téléc.: (416) 314-4285



October 30, 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-2017-07506, Your Reference PE4140**

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

**The search is being conducted on the following: 384 Frank Street, Ottawa. If there is any discrepancy please contact us immediately.**

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Ginette Beaupre at [ginette.beaupre@ontario.ca](mailto:ginette.beaupre@ontario.ca).

Yours truly,

Janet Dadufalza  
FOI Manager

## Karyn Munch

---

**From:** Prem Lal <plal@tssa.org> on behalf of Public Information Services <publicinformationservices@tssa.org>  
**Sent:** November-02-17 12:50 PM  
**To:** Karyn Munch  
**Subject:** RE: Search Request - PE4140

Hi Karyn:

Thank you for your inquiry.

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

450 Bank St, Ottawa has record of 3 active underground fuel tanks.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail ([publicinformationservices@tssa.org](mailto:publicinformationservices@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.

Thank you Karyn and you have a great day.

Prem



**Prem Lal | Public Information Coordinator**

Facilities and Business Services  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3570 | Fax: +1-416-734-3568 | E-Mail: [plal@tssa.org](mailto:plal@tssa.org)  
[www.tssa.org](http://www.tssa.org)



---

**From:** Karyn Munch [mailto:[KMunch@Patersongroup.ca](mailto:KMunch@Patersongroup.ca)]  
**Sent:** November 2, 2017 12:27 PM  
**To:** Public Information Services <publicinformationservices@tssa.org>  
**Subject:** Search Request - PE4140

Good afternoon,

Could you please search your records for the following property in the City of Ottawa:

410, 422, 430, and 450 Bank Street  
340 and 344 Gladstone Avenue

Thank-you very much.

Best Regards,

Karyn Munch, P.Eng.

**patersongroup**  
solution oriented engineering

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 217  
Fax: (613) 226-6344  
Email: [kmunch@patersongroup.ca](mailto:kmunch@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.

## Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- **All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.**
- Please print clearly in blue or black ink only.
- Ministry Use Only**

## Well Owner's Information and Location of Well Use:

## Ministry Use Only

Address of Well Education (Country/District/Municipality)

## TOWNSHIP

1	0
---	---

Concession

RR#/Street Number/Name

City/Town/Village

[illegible]

## GPS Reading

NAD

Zone

Easting

Nothing

Unit Make/Model

Mode of Operation:

☐ Undifferentiated☐ Averaged

83

18

445641

5079106

GPS MINI GPS

Mode of Operation  
1000 7

☐ Undifferentiated

Average  
3 D

**Log of Overburden and Bedrock Materials (see instructions)**

General Colour	Most common material	Other Materials	General Description	Depth	Metres
				From	To
LT BROWN	SAND		SAND	0	0.2
DK BROWN	SAND	SILT, GRAVEL	SAND, SILTY TRACE GRAVEL	0.2	2.0
GREY	CLAY	SILT	CLAY, SILTY	2.0	5.4


Hole Diameter			Construction Record					Test of Well Yield				
Depth	Metres	Diameter	Inside diam centimetres	Material	Wall thickness centimetres	Depth		Pumping test method	Draw Down		Recovery	
From	To	Centimetres				From	To		Time min	Water Level Metres	Time min	Water Level Metres
0	5.4	10						Pump intake set at - (metres)	Static Level			
								Pumping rate - (litres/min)	1		1	
								Duration of pumping _____ hrs + _____ min	2		2	
								Final water level end of pumping _____ metres	3		3	
								Recommended pump type. _____	4		4	
								Recommended pump depth. _____ metres	5		5	
								Recommended pump rate. (litres/min)	10		10	
								If flowing give rate - (litres/min)	15		15	
									20		20	
									25		25	
								If pumping discontin- ued, give reason.	30		30	
									40		40	
									50		50	
									60		60	

Plugging and Sealing Record			<input type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at - Metres		Material and type (bentonite slurry, neat cement slurry) etc.		Volume Placed (cubic metres)
From	To			
0	01.8	BENTONITE		0.01 m <sup>3</sup>

Method of Construction			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input checked="" type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	

Final Status of Well			
<input type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input checked="" type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information			
Name of Well Contractor		Well Contractor's Licence No.	
GEORGE DOWNING ESTATE DRILLING		1844	
Business Address (street name, number, city etc.)			
410 RUE PRINCIPAL GRENVILLE SUR LA ROUGE.			
Name of Well Technician (last name, first name)		Well Technician's Licence No.	
D L Warner		3236	
Signature of Technician/Contractor		Date Submitted	
		YYYY MM DD 2005 12 22	
X			

Location of Well			
<p>In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.</p>			
Audit No.	z 19282	Date Well Completed	YYYY MM DD 2005 12 09
Was the well owner's information package delivered?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Delivered	YYYY MM DD 2005 12 23

Ministry Use Only			
Data Source		Contractor	
Date Received    YYYY    MM    DD		Date of Inspection    YYYY    MM    DD	
JAN 06 2006		1844	
Remarks		Well Record Number	



**A104644**

A104644

## Master Well Record for Cluster Well Construction

Regulation 903 Ontario Water Resources Act

Page 1 of 3

### Master Well Owner's and Land Owner's Information

First Name	Last Name	E-mail Address
Toth Equity Limited		

Mailing Address (Street Number/Name, RR)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
4000-381 Kent Street	Ottawa	ON	K2P3A8	(613) 241-6380

### Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR)	Township	Lot	Concession
381 Kent St.			

County/District/Municipality	City/Town/Village <i>Ottawa</i>	Province <b>Ontario</b>	Postal Code 
------------------------------	------------------------------------	----------------------------	-----------------

UTM Coordinates	Zone	Easting	Northing	GPS Unit Make	Model	Mode of Operation:	<input type="checkbox"/> Undifferentiated	<input checked="" type="checkbox"/> Averaged
NAD 83	18	445491	5029035	Garmin	Etrex	<input type="checkbox"/> Differentiated, specify		

**Overburden and Bedrock Materials** (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres)	
				From	To
Bra	Sand	fill	soft, dry	0	1.22
brg	clay		soft, dry	1.22	3.96
brg	clay		soft, wet	3.96	6.1

### Hole Details

Depth (Metres)		Diameter (Centimetres)
From	To	
0	6.1	8.25

### Water Use

☐ Public      ☐ Industrial      ☐ Not used      ☐ Other, specify \_\_\_\_\_

☐ Domestic      ☐ Commercial      ☐ Dewatering

☐ Livestock      ☐ Municipal      ☒ Monitoring

☐ Irrigation      ☒ Test Hole      ☐ Cooling & Air Conditioning

### Method of Construction

☐ Cable Tool      ☐ Air Percussion      ☐ Digging  
☐ Rotary (Conventional)      ☐ Diamond      ☐ Boring  
☐ Rotary (Reverse)      ☐ Jetting      ☒ Other, specify  
☐ Rotary (Air)      ☐ Driving *Direct Push*

## Status of Well

<input checked="" type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, Insufficient Supply
<input type="checkbox"/> Replacement Well	<input type="checkbox"/> Abandoned, Poor Water Quality
<input type="checkbox"/> Dewatering Well	<input type="checkbox"/> Other, <i>specify</i> _____
<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, other, <i>specify</i> _____

### No Casing and Screen Used

Open Hole		Metres	
<input type="checkbox"/> Yes	<input type="checkbox"/> No		

### Static Water Level Test

## Screen

<input type="checkbox"/> Galvanized <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Plastic	
Outside Diameter (Centimetres) 4.82	Slot No. 10

## Water Details

Water found at Depth     Metres <input type="checkbox"/> Gas	Kind of Water <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals
Water found at Depth     Metres <input type="checkbox"/> Gas	Kind of Water <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals
Water found at Depth     Metres <input type="checkbox"/> Gas	Kind of Water <input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals

### Annular Space/Abandonment Sealing Record

Depth Set at (Metres)		Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
From	To		
0	.31	Concrete / Flushmount	
.31	2.74	Benseal	
2.74	6.1	Sand	

**Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)**

Total Wells in Cluster 3	Please indicate Number of Cluster Well Information Log Sheets Submitted
Total Wells on this Property 3	


## Location of Well Cluster

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.

☒ Check box to confirm detailed map is provided as per Section 11.1 (3)

**Consent to release additional information concerning the cluster:**

### Well Contractor and Well Technician Information


Business Name of Well Contractor		Well Contractor's Licence No.	
Strata Soil Sampling Inc		712411	
Business Address (Street No./Name, number, RR)		Municipality	
147-2 West Beaver Creek Rd		Richmond Hill	
Province	Postal Code	Business E-mail Address	
Ontario	L4B1K6	wrecords@stratasoil.com	
Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)		
905-764-9304	Beatty Brian		
Well Technician's Licence No.	Signature of Technician		Date Submitted (yyyy/mm/dd)
3616			

## Ministry Use Only


Audit No. <b>M 03242</b>	Well Contractor No.
Date Received (yyyy/mm/dd) <b>JAN 17 2011</b>	Date of Inspection (yyyy/mm/dd)
Remarks	



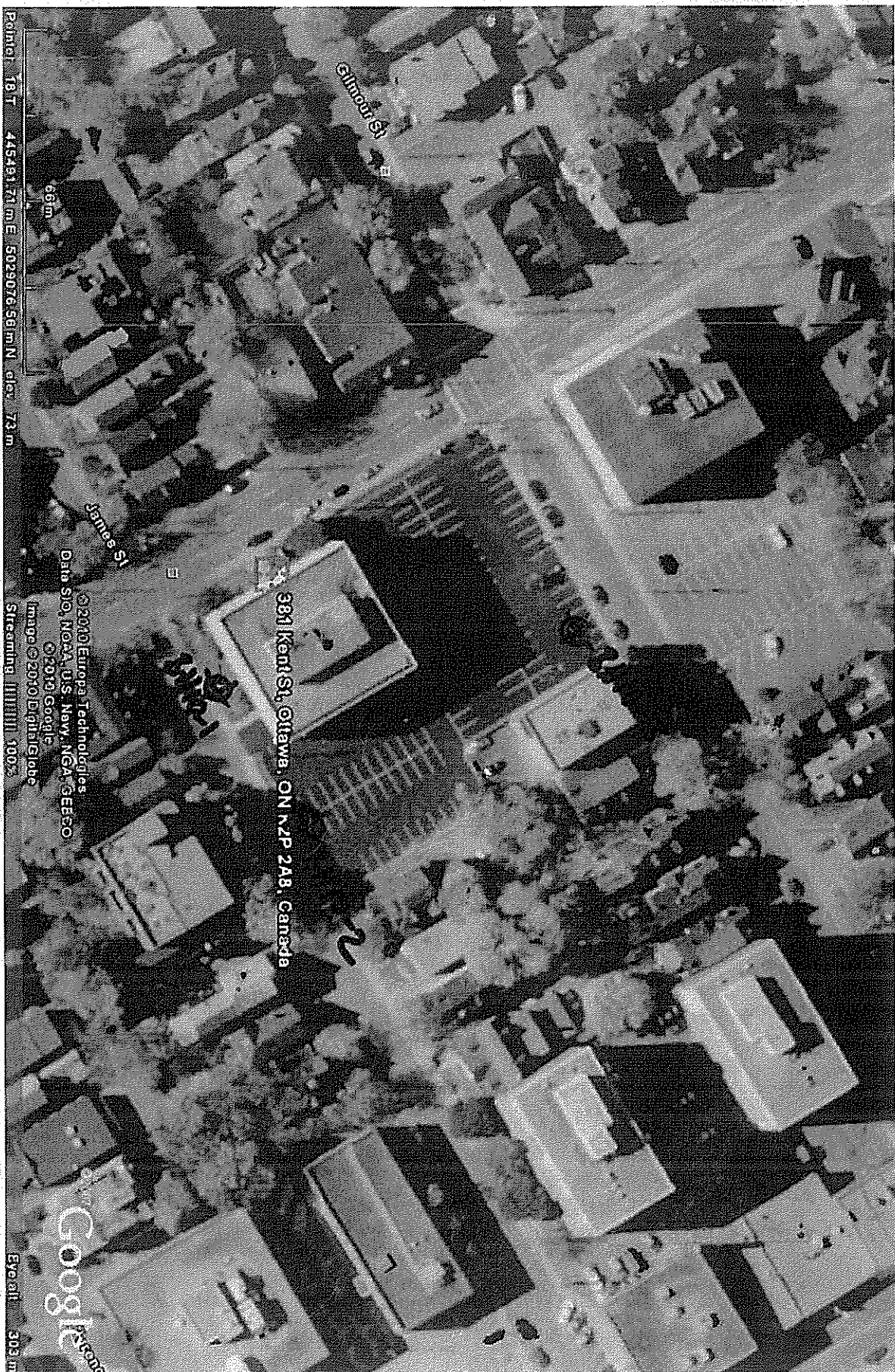
Property Owner's Information									
First Name <b>Toth Equity Limited</b>		Last Name		Mailing Address (Street No./Name, RR) <b>4000-381 Kent Street</b>				Municipality <b>Ottawa</b>	
Province <b>ON</b>		Postal Code <b>K2P1A8</b>		E-mail Address				Telephone No. (inc. area code) <b>(613) 241 16380</b>	
Cluster Well Information									
Address of Well Location (Street Number/Name, RR) <b>381 Kent St.</b>				Lot		Concession		Township	
City/Town/Village <b>Ottawa</b>		Province <b>Ontario</b>		Postal Code		GPS Unit Make <b>Garmin</b>		Model <b>Etrex</b>	
						Unit Mode of Operation <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged			
						<input type="checkbox"/> Differentiated, specify:			

upon request	
Signature of Technician/Contractor 	Date (yyyy/mm/dd) <b>2010/12/02</b>

Well # on Sketch	UTM Coordinates		Full Depth of Hole (metres)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (metres)	Screen Interval (metres)		Annular Space Sealant Used	Static Water Level (metres)	Abandonment Sealant Used	Comments	Date of Completion (yyyy/mm/dd)
								From	To					
2	18	445501	5029044	6.1	8.25	Direct Push	PVC	3.1	3.1	6.1	Benseal			2010/12/02
3	18	445480	5029114	6.1	8.25	Direct Push	PVC	3.1	3.1	6.1	Benseal			2010/12/02

Well Contractor and Well Technician Information					
Business Name of Well Contractor <b>Strata Soil Sampling Inc</b>		Business Address (Street Number/Name, RR) <b>147-2 West Beaver Creek Rd</b>		Municipality <b>Richmond Hill</b>	
Province <b>Ontario</b>		Postal Code <b>L4B1C6</b>		Business Telephone No. (inc. area code) <b>905-764-9304</b>	
Well Contractor's Licence No. <b>7241</b>		Business E-mail Address <b>Wrecords@stratasoil.com</b>		Date Submitted (yyyy/mm/dd)	
Name of Well Technician (First Name, Last Name) <b>Beatty Brian</b>		Well Technician's Licence No. <b>T-3616</b>		Signature of Technician 	

Date 1st Well in Cluster Constructed (yyyy/mm/dd) <b>2010/12/02</b>	Date Last Well in Cluster Constructed (yyyy/mm/dd) <b>2010/12/02</b>
Ministry Use Only	
Date Received (yyyy/mm/dd) <b>JAN 14 2011</b>	Date Inspected (yyyy/mm/dd)
Audit No. <b>005908</b>	Remarks <b>m03242</b>



BH10-1 & BH10-2 to address the UST oil line & printing facility previously located at 50 & 52 James Street  
 BH103 - to address dry cleaning facilities prev. located at 80-100 on NE of site

JAN 14 2011

← 7241 m03202  
 C05908







## Well ID

Well ID Number: 7216268  
 Well Audit Number: Z180051  
 Well Tag Number: A154274

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	37 FLORA ST
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	OTTAWA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445750 Northing: 5028833
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SOFT	DRY	0 m	1.83 m
GREY	CLAY	SOFT		1.83 m	4.57 m
GREY	CLAY	SOFT	WBRG	4.57 m	7.62 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	4.27 m		
4.27 m	7.62 m		

## Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.57 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.57 m	7.62 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	7.62 m	8.25 cm

**Audit Number:** Z180051

**Date Well Completed:** December 04, 2013

**Date Well Record Received by MOE:** February 10, 2014

Updated: March 20, 2017

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## Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

## Recommended for you

[How to use a Ministry of the Environment map](#)

[Technical documentation: Metadata record](#)

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## Well ID

Well ID Number: 7216269  
 Well Audit Number: Z180052  
 Well Tag Number: A152631

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	37 FLORA ST
<b>Township</b>	OTTAWA CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	OTTAWA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445753 Northing: 5028824
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SOFT	DRY	0 m	2.74 m
GREY	CLAY	SOFT		2.74 m	4.57 m
GREY	CLAY	SOFT	WBRG	4.57 m	7.62 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	4.27 m	BENTONITE	
4.27 m	7.62 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	4.57 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	4.57 m	7.62 m



## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	7.62 m	8.25 cm

**Audit Number:** Z180052

**Date Well Completed:** December 04, 2013

**Date Well Record Received by MOE:** February 10, 2014

Updated: March 20, 2017

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## Well ID

Well ID Number: 7216270  
 Well Audit Number: Z180053  
 Well Tag Number: A154273

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	37 FLORA ST
<b>Township</b>	OTTAWA CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	OTTAWA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445748 Northing: 5028836
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SOFT	DRY	0 m	2.14 m
GREY	CLAY	SOFT		2.14 m	4.57 m
GREY	CLAY	SOFT	WBRG	4.57 m	6.1 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	2.74 m	BENTONITE	
2.74 m		SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.02 cm	PLASTIC	0 m	3.1 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	3.1 m	6.1 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	6.1 m	8.25 cm

**Audit Number:** Z180053

**Date Well Completed:** December 04, 2013

**Date Well Record Received by MOE:** February 10, 2014

Updated: March 20, 2017

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## Well ID

Well ID Number: 7216271  
 Well Audit Number: Z180054  
 Well Tag Number: A154272

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	37 FLORA ST
<b>Township</b>	OTTAWA CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	OTTAWA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445747 Northing: 5028837
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SOFT	DRY	0 m	1.83 m
GREY	CLAY	SOFT		1.83 m	2.74 m
GREY	CLAY	SOFT	WBRG	2.74 m	6.1 m
GREY	CLAY	SOFT		6.1 m	14.3 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	12.1 m	BENTONITE	
12.1 m	14.3 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	12 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	12 m	14.3 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	14.3 m	8.25 cm

**Audit Number:** Z180054

**Date Well Completed:** December 04, 2013

**Date Well Record Received by MOE:** February 10, 2014

Updated: March 20, 2017

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## Well ID

Well ID Number: 7216272  
 Well Audit Number: Z180055  
 Well Tag Number: A154271

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	37 FLORA ST
<b>Township</b>	OTTAWA CITY
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	OTTAWA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445751 Northing: 5028829
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SOFT	DRY	0 m	1.83 m
GREY	CLAY	SOFT		1.83 m	3.1 m
GREY	CLAY	SOFT	WBRG	3.1 m	4.57 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	1.22 m	BENTONITE	
1.22 m	4.57 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	1.5 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	1.5 m	4.57 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	4.57 m	8.25 cm

**Audit Number:** Z180055

**Date Well Completed:** December 04, 2013

**Date Well Record Received by MOE:** February 10, 2014

Updated: March 20, 2017

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## Well ID

Well ID Number: 7216273  
 Well Audit Number: Z173804  
 Well Tag Number: A154151

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	37 FLORA ST
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	OTTAWA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445748 Northing: 5028846
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	FILL	SOFT	DRY	0 m	1.83 m
GREY	CLAY	SOFT		1.83 m	3.27 m
GREY	CLAY	SOFT	WBRG	3.27 m	4.57 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	1.22 m	BENTONITE	
1.22 m	4.57 m	SAND	

## Method of Construction & Well Use

Method of Construction	Well Use
Direct Push	Monitoring and Test Hole

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	1.5 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	1.5 m	4.57 m

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7241

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m	4.57 m	8.25 cm

**Audit Number:** Z173804

**Date Well Completed:** December 04, 2013

**Date Well Record Received by MOE:** February 10, 2014

Updated: March 20, 2017

Rate [Rate](#)

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Tags

## Well ID

Well ID Number: 7218928  
 Well Audit Number: Z163980  
 Well Tag Number: A136699

*This table contains information from the original well record and any subsequent updates.*

## Well Location

<b>Address of Well Location</b>	356 MACLAREN STREET
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	Ottawa
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 445678 Northing: 5029243
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
GREY				0 m	.95 m
GREY	SAND	GRVL	FILL	.95 m	.53 m
BRWN	SAND		FILL	.53 m	1.52 m
BRWN	SILT	CLAY	WTHD	1.52 m	3.51 m

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
.75 m	1.5 m	BENTONITE	

## Method of Construction & Well Use

Method of Construction	Well Use
Other Method	
SSA	Monitoring

## Status of Well

Observation Wells

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
3.18 cm	PLASTIC	0 m	3.05 m

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
3.8 cm	PLASTIC	3.05 m	

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
0 m		16.51 cm

**Audit Number:** Z163980

**Date Well Completed:** December 30, 2012

**Date Well Record Received by MOE:** April 03, 2014

Updated: March 20, 2017

Rate [Rate](#)

Share [facebook](#) [twitter](#) [Print](#)

Tags



## Well ID

Well ID Number: 7239266  
 Well Audit Number: C19500  
 Well Tag Number: A122871

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 445732
	Northing: 5029042
Municipal Plan and Sublot Number	
Other	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
----------------	----------------------	-----------------	---------------------	------------	----------

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

## Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

## Status of Well

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7328

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

## Water Details

Water Found at Depth	Kind
----------------------	------

## Hole Diameter

Depth From	Depth To	Diameter
------------	----------	----------

**Audit Number:** C19500

**Date Well Completed:** March 08, 2012

**Date Well Record Received by MOE:** April 02, 2015

Updated: March 20, 2017

Rate [Rate](#)

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Tags

- [Environment and energy](#),
- [Drinking water](#),
- [Environment maps](#),
- [Well water](#)



File Number: D06-03-17-0125

November 17, 2017

Karyn Munch  
Paterson Group  
154 Colonnade Road S  
Ottawa ON K2E 7S8

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

Dear Ms. Munch,

**Re: Information Request  
384 Frank Street, 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 no activities associated with the Subject Property.

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 fifteen (15) activities associated with properties located within 50m of the Subject Property: Activity Numbers 917, 1017, 2997, 4137, 5808, 5871, 5895, 6272, 6966, 9788, 9899, 11006, 14444, 14463, and 14464.

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

Please note that Activity Numbers 1017, 5808, 6966, and 9788 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 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 'Ben Crooks', with a long horizontal flourish extending to the right.

Ben Crooks

Per:

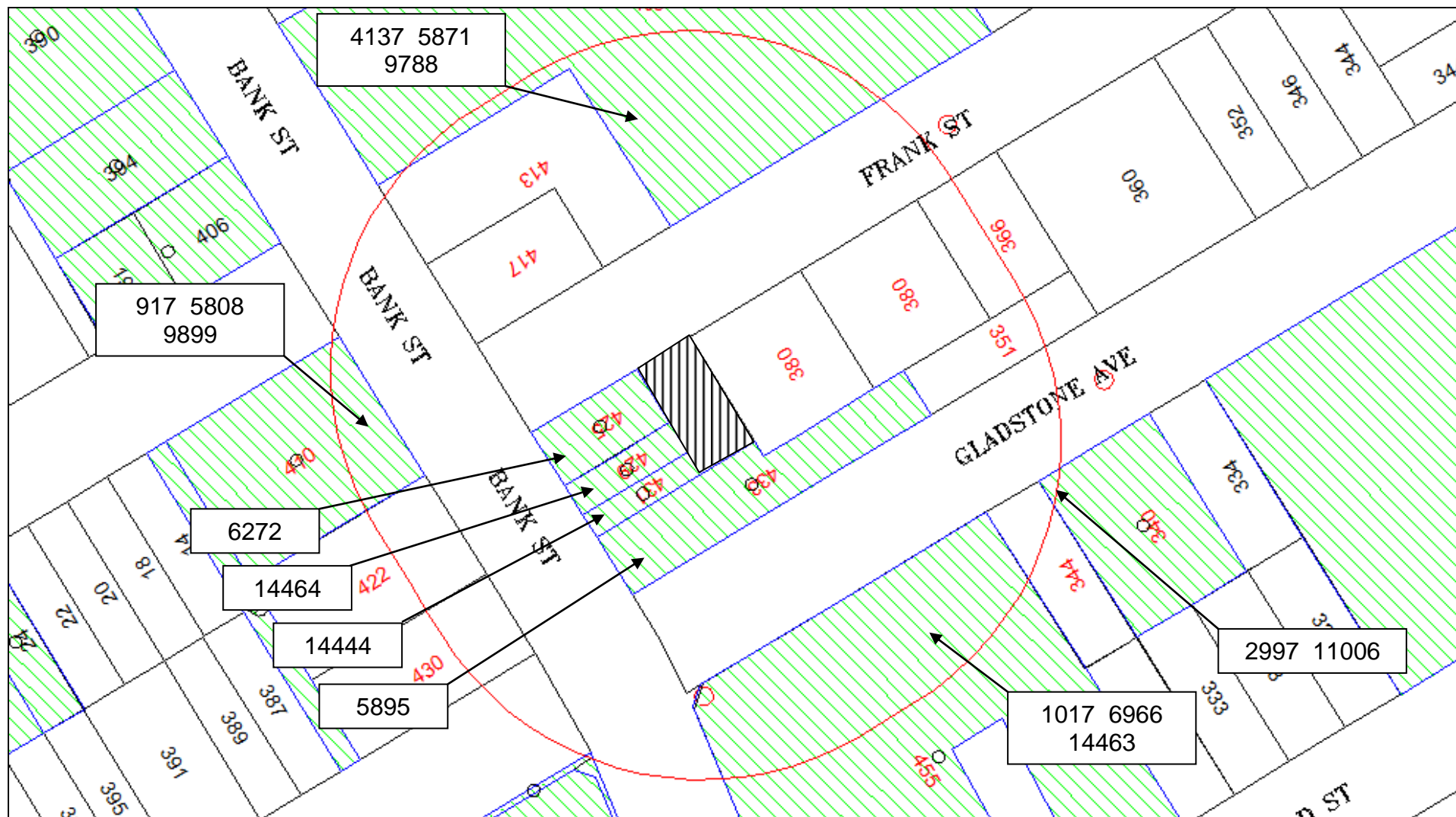
Michael Boughton, MCIP, RPP  
Senior Planner  
Development Review East  
Planning Services  
Planning, Infrastructure and Economic Development Department

MB/ BC

Attach: 16

cc: File no. D06-03-17-0125






Scale 1: n/a

384 Frank Street  
Ottawa, ON  
File # D06-03-17-0125  
Ben Crooks



### Overview

ID# = Activity Identification Number

 = Subject Site

**CITY OF OTTAWA**

HLUI ID: \_\_679GHO

AREA (Square Metres): 4545.979

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:03:55

**Study Year**  
1998**PIN**  
041190125**Multi-NAIC**  
Y**Multiple Activities**  
Y

---

**Activity ID:** 4137      **Multiple PINS:** N

**PIN Certainty:** 1      **Previous Activity ID(s) :** 2892

**Related PINS:** 041190125

**Name:** DANIEL STONEY (PLANING MILL)

**Address:** 396 WAVERLEY STREET, OTTAWA

**Facility Type:** Household Furniture Stores

**Comments 1:** Company also listed with an address on Bank St. (#403-407) Coal Storage in basement. Transformer in basement

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** M.1900, M.1910, M.1920, M.1930, M.1940, M.1949, M.1950, M.1956; FIP1901-56-386, Vol2; FIP1912-56-386, Vol1; FIP1922-56-386, Vol1; FIP1948-130-386; FIP1956-130-386

**HL References 2:**

**HL References 3:**

NAICS	SIC
321111	251
321112	251
321919	251
321920	251
442110	621

**Company Name**

Daniel Stoney (planing mill)

Colonial Furniture Company

**Year of Operation**

c. 1900-1920

c. 1912-1956



CITY OF OTTAWA  
HLUI ID: \_\_679GHO  
AREA (Square Metres): 4545.979

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:03:55

Study Year  
1998

PIN  
041190125

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 5871 Multiple PINS: N  
PIN Certainty: 1 Previous Activity ID(s) : 1500  
Related PINS: 041190125  
Name: GENERAL MOTORS SERVICE STATION  
Address: 396 WAVERLEY STREET, OTTAWA  
Facility Type: Gasoline Service Stations  
Comments 1: 1900, 1910, 1920, - planing mill  
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
811199	633
447190	633
447110	633

**Company Name**

General Motors Service Station

**Year of Operation**

c. 1930



CITY OF OTTAWA  
HLUI ID: \_\_679GHO  
AREA (Square Metres): 4545.979

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:03:55

**Study Year**  
1998

**PIN**  
041190125

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 9788      **Multiple PINS:** N  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 904  
**Related PINS:** 041190125  
**Name:** NEW YORK CLEANERS  
**Address:** 409 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
812330	972
561740	972
812320	972
812310	972

**Company Name**

Copland, Saul Cleaners and Pressers

New York Cleaners

**Year of Operation**

c. 1940



**CITY OF OTTAWA**  
**HLUI ID: \_\_679ECY**  
**AREA (Square Metres): 879.180**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:05:07

**Study Year**  
1998

**PIN**  
041190200

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 5808      **Multiple PINS:** Y  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 1556  
**Related PINS:** 041190200  
**Name:** GEORGE M. MASON  
**Address:** FLORENCE STREET, OTTAWA  
**Facility Type:** Sawmill, Planing Mill and Shingle Mill Products Industries  
**Comments 1:** 8 - 16  
**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
321920	251
321111	251
321112	251
321919	251

**Company Name**  
George M Mason

**Year of Operation**  
c. 1900





**CITY OF OTTAWA**  
**HLUI ID: \_\_679ECY**  
**AREA (Square Metres): 879.180**

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:05:07

**Study Year**  
1998

**PIN**  
041190200

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 917 **Multiple PINS:** N

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

**Related PINS:** 041190200

**Name:** A ACTION RESTORATION

**Address:** 410 BANK STREET, OTTAWA

**Facility Type:** Exterior Close In Work

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

NAICS	SIC
238140	0

**Company Name**

A ACTION RESTORATION

**Year of Operation**

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679ECY**  
**AREA (Square Metres): 879.180**

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:05:07

**Study Year**  
1998

**PIN**  
041190200

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 9899 **Multiple PINS:** N

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

**Related PINS:** 041190200

**Name:** OTTAWA CARLETON CONSTRUCTION LIMITED

**Address:** 410 BANK STREET,

**Facility Type:** Residential Building and Development

**Comments 1:** #515

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

NAICS	SIC
238350	0
236110	0
238130	0

**Company Name**

OTTAWA CARLETON CONSTRUCTION LIMITED

OTTAWA CARLETON CONSTRUCTION LIMITED

**Year of Operation**

c. 2005

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679FAW**  
**AREA (Square Metres): 3486.131**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:06:22

**Study Year**  
1998

**PIN**  
041190230

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 1017 **Multiple PINS:** N  
**PIN Certainty:** 2 **Previous Activity ID(s) :** 907  
**Related PINS:** 041190230  
**Name:** ALBERT FARR SERVICE  
**Address:** BANK STREET, OTTAWA  
**Facility Type:** Motor Vehicle Repair Shops  
**Comments 1:**  
**Comments 2:** 451-455  
**Generator Number:**  
**Storage Tanks:** FIP1948, FIP1956 -Three USTs, 1000 gallons each, parallel to Bank st.  
**HL References 1:** M.1900, M.1910, M.1920, M.1930, M.1940, M.1949, M.1950, M.1957, M.1960; FIP1901-66-469, Vol1;  
FIP1922-66-469, Vol1; FIP1948-131-469; FIP1956-131-469, Vol1  
**HL References 2:**  
**HL References 3:**

NAICS	SIC
488410	639
447110	633
811121	635
811199	633
811119	635
811112	635
447190	633

Company Name	Year of Operation
Unnamed Service Station	c. 1948-1956
Albert Farr Service	c. 1940
Mike O'Connor Service Station	c. 1949-1950
Gordon Butterfield Service Station	c. 1957-1960



CITY OF OTTAWA  
HLUI ID: \_\_679FAW  
AREA (Square Metres): 3486.131

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:06:22

**Study Year**  
1998

**PIN**  
041190230

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 14463      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 1980  
**Related PINS:** 041190230  
**Name:** WEINER'S CLEANERS & TAILORS  
**Address:** 443 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
812320	972
561740	972
812310	972
812330	972

Company Name	Year of Operation
Joseph's Tailor & Cleaner	c. 1960
Weiner's Cleaners & Tailors	c. 1950



CITY OF OTTAWA  
HLUI ID: \_\_679FAW  
AREA (Square Metres): 3486.131

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:06:22

**Study Year**  
1998

**PIN**  
041190230

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 6966      **Multiple PINS:** N  
**PIN Certainty:** 2      **Previous Activity ID(s) :** 3660  
**Related PINS:** 041190230  
**Name:** IMPERIAL OIL LIMITED  
**Address:** 443 BANK STREET, OTTAWA  
**Facility Type:** Gasoline Service Stations  
**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
447190	633
811199	633
447110	633

**Company Name**

Imperial Oil Ltd.

**Year of Operation**

c. 1930





**CITY OF OTTAWA**  
**HLUI ID: \_\_679EXV**  
**AREA (Square Metres): 632.564**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:07:18

**Study Year**  
1998

**PIN**  
041190228

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 11006      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :**  
**Related PINS:** 041190228  
**Name:** PC RENTALS  
**Address:** 342 GLADSTONE AVENUE, 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**      **Year of Operation**  
PC RENTALS      c. 2001



CITY OF OTTAWA  
HLUI ID: \_\_679EXV  
AREA (Square Metres): 632.564

Report: RPTC\_OT\_DEV0122

Run On: 08 Nov 2017 at: 11:07:18

**Study Year**  
1998

**PIN**  
041190228

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 2997      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 1315  
**Related PINS:** 041190228  
**Name:** CANUS EQUIPMENT LIMITED  
**Address:** 340 GLADSTONE AVENUE, OTTAWA  
**Facility Type:** Other Plastic Products Industries  
**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
327214	356
326160	169
326130	169
326198	169
326191	169
337215	169
326111	169

**Company Name**

Canus Equipment Ltd.

**Year of Operation**

c. 1970



**CITY OF OTTAWA**  
**HLUI ID: \_\_6790H3**  
**AREA (Square Metres): 561.070**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:08:17

**Study Year**  
2005

**PIN**  
041190221

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 5895 **Multiple PINS:** N

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

**Related PINS:** 041190221

**Name:** GINN PHOTOGRAPHIC COMPANY

**Address:** 433 BANK STREET,

**Facility Type:** Camera and Photographic Supply Stores

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2005 Select Phone

**NAICS** **SIC**

541920 0

443130 0

**Company Name**

GINN PHOTOGRAPHIC COMPANY

GINN PHOTOGRAPHIC COMPANY

**Year of Operation**

c. 2005

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679BP7**  
**AREA (Square Metres): 83.809**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:09:14

**Study Year**  
2005

**PIN**  
041190195

**Multi-NAIC**  
N

**Multiple Activities**  
N

---

**Activity ID:** 14444      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :**  
**Related PINS:** 041190195  
**Name:** WATCH CLINIC  
**Address:** 431 BANK STREET,  
**Facility Type:** Jewellery Stores and Watch and Jewellery Repair Shops  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2005 Select Phone

**NAICS**      **SIC**  
448310      0

<b>Company Name</b>	<b>Year of Operation</b>
WATCH CLINIC	c. 2005
WATCH CLINIC	c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_670HYG**  
**AREA (Square Metres): 113.694**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:09:50

**Study Year**  
1998

**PIN**  
041190194

**Multi-NAIC**  
Y

**Multiple Activities**  
N

**Activity ID:** 14464      **Multiple PINS:** N  
**PIN Certainty:** 1      **Previous Activity ID(s) :** 905  
**Related PINS:** 041190194

**Name:** WEINER'S CLEANERS AND DYERS  
**Address:** 429 BANK STREET, OTTAWA  
**Facility Type:** Laundries and Cleaners  
**Comments 1:** Clothes Repair in 1930 and 1920 FIP1912 - lists fruit shop  
**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** M.1900, M.1910, M.1920, M.1930, M.1940, M.1949, M.1950, M.1956; FIP1901-66-387; FIP1912-66-387,vol1;  
FIP1922-66-387,vol1; FIP1948-131-387; FIP1956-131-387

**HL References 2:**

**HL References 3:**

NAICS	SIC
812330	972
812320	972
812310	972
561740	972

**Company Name**

Rudy's Valet Service  
Weiner's Cleaners and Dyers

**Year of Operation**

c. 1947-1956  
c. 1940





**CITY OF OTTAWA**  
**HLUI ID: \_\_679BYI**  
**AREA (Square Metres): 207.124**

Report: RPTC\_OT\_DEV0122  
Run On: 08 Nov 2017 at: 11:10:55

**Study Year**  
2005

**PIN**  
041190192

**Multi-NAIC**  
N

**Multiple Activities**  
N

**Activity ID:** 6272 **Multiple PINS:** N

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

**Related PINS:** 041190192

**Name:** HACKETT THE SHOEMAKERS

**Address:** 427 BANK STREET, OTTAWA

**Facility Type:** Leather and Allied Products Industries

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

NAICS	SIC
316210	0

**Company Name**

HACKETT THE SHOEMAKERS

**Year of Operation**

c. 2001

# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## 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  
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

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
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

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