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Phase I-Environmental Site Assessment

471 Terry Fox Drive
Ottawa, Ontario

Prepared For

triMterra Development Corporation

Paterson Group Inc.

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September 5, 2018

Report: PE4407-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by triMterra Development Corporation to conduct a Phase I-Environmental Site Assessment (ESA) of the property addressed 471 Terry Fox Drive, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and Phase I study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site has always been vacant, undeveloped land. A farmstead was present further to the northeast of the site as early as the 1940's. The surrounding properties were vacant lands, until development of the existing roadways and residential dwellings in the late 1990's-early 2000's.

Following the historical research, a site visit was conducted. At the time of the visit, neighbouring properties within the Phase I study area were observed from publicly accessible roadways. No potentially contaminating activities were identified on the subject site or within the Phase I study area. Therefore, no areas of potential environmental concern with respect to the subject site were identified.

Conclusion

Based on the results of the assessment, **in our opinion, a Phase II- Environmental Site Assessment is not required for the property.**

1.0 INTRODUCTION

At the request of the triMterra Development Corporation, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of the property addressed 471 Terry Fox Drive, 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. Dennis Laurin with triMterra. The head office is located at 43 Auriga Drive, Ottawa, Ontario. Mr. Laurin can be reached by telephone at (613) 656-0672.

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 (O.Reg.) 153/04 as amended by O.Reg. 269/11 under the 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:	471 Terry Fox Drive, Ottawa, Ontario.
Legal Description:	Blocks 157 and 170, Plan 4M-1413 in the City of Ottawa
Property Identification Numbers:	04510-0292
Location:	The site is located on the north side of Terry Fox Drive, to the west of the intersection with Kanata Avenue, in the City of Ottawa (formerly Kanata), Ontario. Refer to Figure 1 - Key Plan in the Figures section following the text.
Latitude and Longitude:	45° 18' 45" N, 75° 56' 00" W
Site Description:	
Configuration:	Irregular.
Zoning:	Block 157: O1 - Parks and Open Space. Block 170: LC7 - Local Commercial Zone.
Current Use:	The subject site is currently vacant and is covered by grass and brush.
Services:	The subject site is not currently serviced but 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 O.Reg. 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 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

Aerial photographs from 1947 indicated that the subject site has never been developed with structures. The subject site is currently vacant, undeveloped land.

Fire Insurance Plans

Fire Insurance Plans (FIPs) are not available for the subject area.

City of Ottawa Street Directories

City directories are not available for the area of the subject site.

Chain of Title

Paterson did not request a Chain of Title for the subject site as it was determined that sufficient information was gathered from other sources, such as personal interviews, City directories, aerials photographs and previous engineering reports.

Environmental Reports

Paterson Group has conducted many environmental and geotechnical investigations in the immediate vicinity of the subject site. Based on a review of our files, small areas of fill placement were previously identified on the adjacent property east of the subject property. The fill material was considered to be from the construction of adjacent roadways and the neighbouring subdivision to the north and was not identified as a concern to the subject land. No potential contaminating activities on the subject or adjacent lands that would result in an area of potential environmental concern on the subject property were identified.

Current Plan of Survey

It has been reported to Paterson that a plan of survey for the subject site is being prepared. The plan of survey was unavailable at the time of issuance of this report.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 22, 2018. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I study area.

PCB Inventory

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

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information (FOI) 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. According to the MOECC response letter dated August 21, 2018, no records were located for the Phase I property. A copy of the 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 Municipal Coal Gasification Plant Sites are located within the Phase I study area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuance of this report, a response had not been received from the MOECC. A copy of the response will be forwarded to the client if it contains any pertinent information.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of this report, the MOECC FOI search results had not been received. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form 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 for the property. At the time of issuing this report, a response from the MOECC had not been received. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form 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 subject property or properties within the Phase I ESA study area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. There are no former waste disposal sites located within 1 km of the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the website of the Ontario Ministry of Natural Resources (MNR) on September 5, 2018. The search did not reveal areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 22, 2018, 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 subject site or the adjacent properties. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. There are no closed landfill sites within the vicinity of the Phase I study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. At the time of this report, the HLUI search results had not been received. A copy of the HLUI request form is provided in Appendix 2.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1947 | The subject site is vacant agricultural land. The Carp River is present to the southwest, and Richardson Side Road is present to the north. Terry Fox Drive and Kanata Avenue have not yet been constructed. |
| 1959 | No significant changes have been made to the subject site or adjacent properties. Increased tree cover is present in the vicinity of the site. |

- | | |
|------|---|
| 1963 | No significant changes have been made to the subject site or adjacent properties. |
| 1987 | No significant changes have been made to the subject site. Highway 417 has been constructed further to the south of the subject site. |
| 1994 | No significant changes have been made to the subject site. Kanata Avenue has been constructed to the east of the site but has not yet been aligned in its present location in the vicinity of the subject site. Residential development is underway further east of the subject site. Didsbury Road still extends north to Richardson Side Road/Kanata Avenue. |
| 1999 | No significant changes have been made to the subject site or surrounding properties. Residential development continues to the east. |
| 2008 | Grading for residential development is present to the north of the site. No significant changes are apparent to the subject site. Significant residential developments have been made to the surrounding properties to the north and east of the subject property. Terry Fox Drive is constructed up to the subject site and Kanata Avenue and completed up to Terry Fox Drive. |
| 2017 | New residential development is present to the north and northwest of the site. Several stormwater management ponds have been made, south of the subject site, across Terry Fox Drive. No other significant changes have been made to the subject site or surrounding properties. |

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes significantly down to the south. The Carp River and several of its tributaries are located further south of the site (approximately 190 m), across Terry Fox Drive. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication ‘The Physiography of Southern Ontario, Third Edition’ was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Limestone Plain physiographic region.

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 sandstone of the Nepean Formation and Precambrian crystalline basement. Exposed bedrock at the surface is identified as Precambrian rock in the northern portion of the site, while coarse textured glaciomarine deposits (sand and gravel) are present over the easternmost portion of the site and fine textured glaciomarine deposits (silt and clay) are present over the southern portion of the site, along Terry Fox Drive. Drift thickness ranges from 0-1 m on the northern portion of the site to greater than 20 m on the southern portion of the site.

Water Well Records

A Well Record search was conducted on August 22, 2018 for all drilled wells within 250 m of the subject site. The well record search returned two (2) well records, one groundwater well for domestic use approximately 227 m northwest of the subject site and one monitoring well approximately 225 m southwest of the subject site. Based on the separation distance, no potential environmental concern has been identified with respect to the subject site. A copy of the well record response is appended to this report.

Water Bodies and Areas of Natural Significance

There are no water bodies or areas of natural significance on the subject property. The Carp River is present approximately 190 m southwest of the site, within the Phase I ESA study area. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Dennis Laurin with triMterra Development Corporation was not interviewed as part of this assessment.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on August 22, 2018. Weather conditions were overcast and windy with a temperature of approximately 20°C. Ms. Mandy Witteman from the Environmental Department of Paterson conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are currently no buildings or structures on the subject site. No aboveground storage tanks (ASTs) or evidence of underground storage tanks (USTs) or other chemical storage were observed at the subject site.

Underground Utilities

No services were observed on the subject site.

Site Features

The subject property is currently a vacant parcel of land. A ditch crosses the site in an east-west direction parallel to Terry Fox Drive. The site is covered by grass and brush, with reeds in the vicinity of the ditch. Site drainage consists of infiltration and sheet drainage to the ditch. Site topography is relatively flat in the

south part of the site, sloping significantly upward to the north, where fill has been placed and houses have been constructed.

No underground structures, drains, pits, or sumps or private sewage systems were observed or suspected at the subject land at the time of the site visit. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site visit. No areas of disturbed or stained soil, or unidentified substances were observed on site at this time.

Fill Material

Evidence of some fill placement was observed on-site. Fill consisted of some gravel along the north west side of the property along Tillsonburg Street. It is believed that this fill originated from the surrounding residential lots. The fill was not considered to be deleterious and does not pose an environmental issue.

Neighbouring Properties

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

- ☐ North - Residential dwellings, followed by Ingersoll Crescent;
- ☐ South - Terry Fox Drive, followed by vacant land and the Carp River;
- ☐ East - Kanata Avenue, followed by vacant land and Insmill Park;
- ☐ West - Tillsonburg Street, followed by residential dwellings.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site. No properties within the Phase I study area are occupied by potentially contaminating activities. Current land use in the Phase I Study area is illustrated on Drawing PE4407-2 – Surrounding Land Use Plan in the Figures section of this report.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

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

Table 1 - Land Use History – 471 Terry Fox Drive			
Time Period	Land Use	Potentially Contaminating Activities (PCAs)	Areas of Potential Environmental Concern (APECs)
1947 - Present	Vacant, unutilized	None	None

Potentially Contaminating Activities

No potentially contaminating activities (PCAs) were identified at the Phase I property or within the Phase I study area.

Areas of Potential Environmental Concern

No Potentially Contaminating Activities were identified on the subject site or within the Phase I study area. The 2015 geotechnical subsurface investigation did not identify any visual or olfactory evidence of contamination at the subject site. As such, no Areas of Potential Environmental Concern have been identified with respect to the subject site.

Contaminants of Potential Concern

No Contaminants of Potential Concern (CPCs) were identified on the subject site.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 0-1 m on the northern edge and up to 20 m on the southern edge of the subject site. At the surface, Precambrian rocks of the Canadian Shield, including diorite, gabbro are exposed. Where present, overburden soils are interpreted to consist of offshore marine silt and clay.

Fill Material

Based on the site inspection, some fill material was observed to have been placed on the subject property. The fill material consisted of some gravel along the north west side of the property. It is believed that this fill originated from the surrounding residential lots during development. The fill material is not considered to pose a risk of impacting the Phase I property.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Existing Buildings and Structures

The subject site is currently vacant unutilized land. No buildings or structures are present on the subject site.

Water Bodies

There are no water bodies on the subject site. The Carp River is present approximately 190 m south of the subject site, across Terry Fox Drive.

Areas of Natural Significance

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

Drinking Water Wells

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

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of vacant, undeveloped land or residential dwellings.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, PCAs were not identified on the subject property or within the Phase I study area. Therefore, no APECs are present on the Phase I property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I-ESA is considered to be sufficient to conclude that there are no APECs on the subject site. A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by triMterra Development Corporation to conduct a Phase I-Environmental Site Assessment (ESA) of the property addressed 471 Terry Fox Drive, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and Phase I study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site has always been vacant, undeveloped land. A farmstead was present further to the northeast of the site as early as the 1940's. The surrounding properties were vacant lands, until development of the existing roadways and residential dwellings in the late 1990's-early 2000's.

Following the historical research, a site visit was conducted. At the time of the visit, neighbouring properties within the Phase I study area were observed from publicly accessible roadways. No potentially contaminating activities were identified on the subject site or within the Phase I study area. Therefore, no areas of potential environmental concern with respect to the subject site were identified.

Conclusion

Based on the results of the assessment, **in our opinion, a Phase II-Environmental Site Assessment is not required for the property.**

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 triMterra Development Corporation. Permission and notification from triMterra Development Corporation and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Mandy Witteman, M.A.Sc.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- triMterra Development Corporation
- Paterson Group

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 Record Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
geoOttawa: City of Ottawa electronic mapping website.
City of Ottawa Historical Land Use Inventory (HLUI) Database

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4407-1 – SITE PLAN

DRAWING PE4407-2 – SURROUNDING LAND USE PLAN

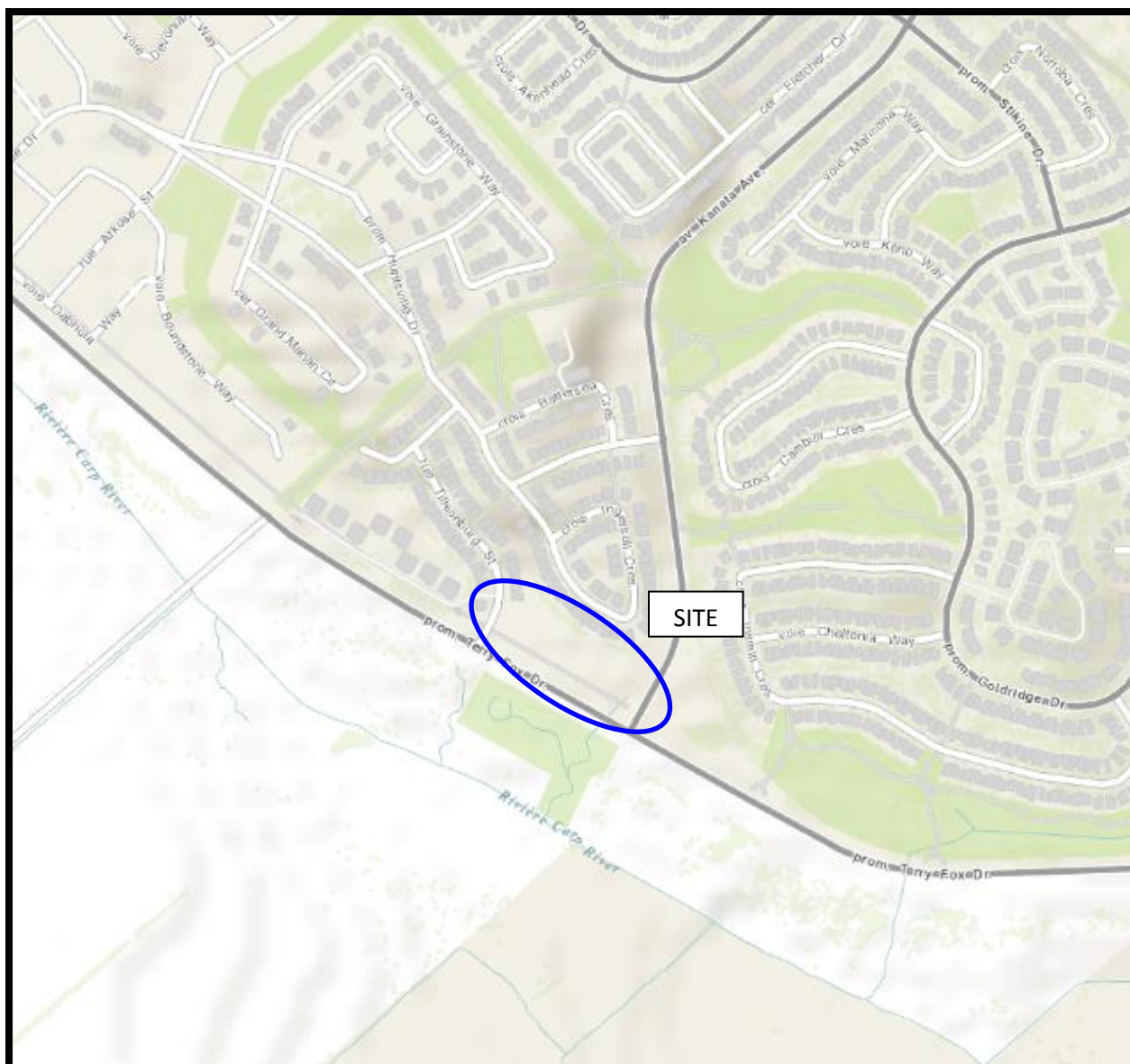


FIGURE 1
KEY PLAN

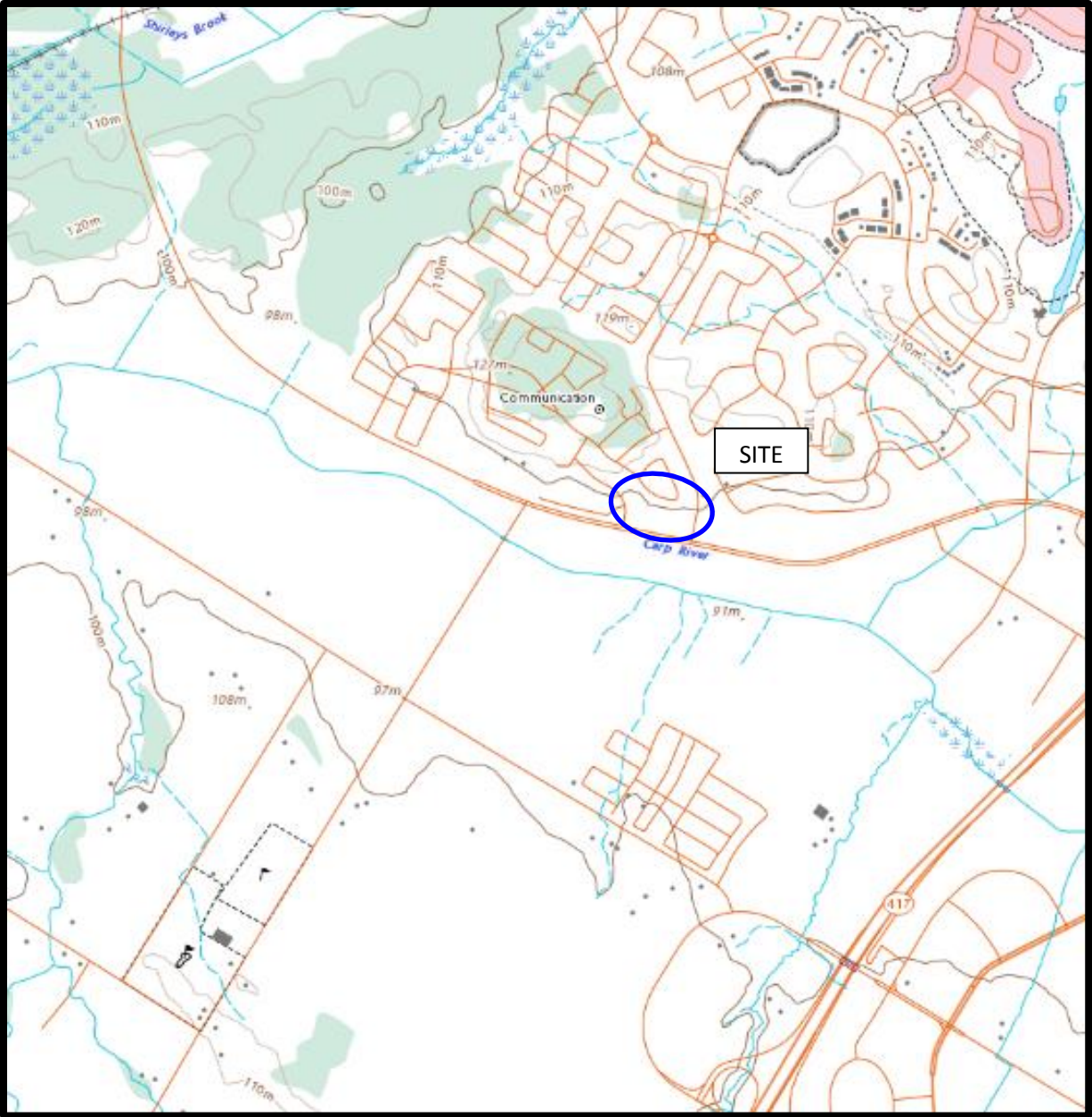
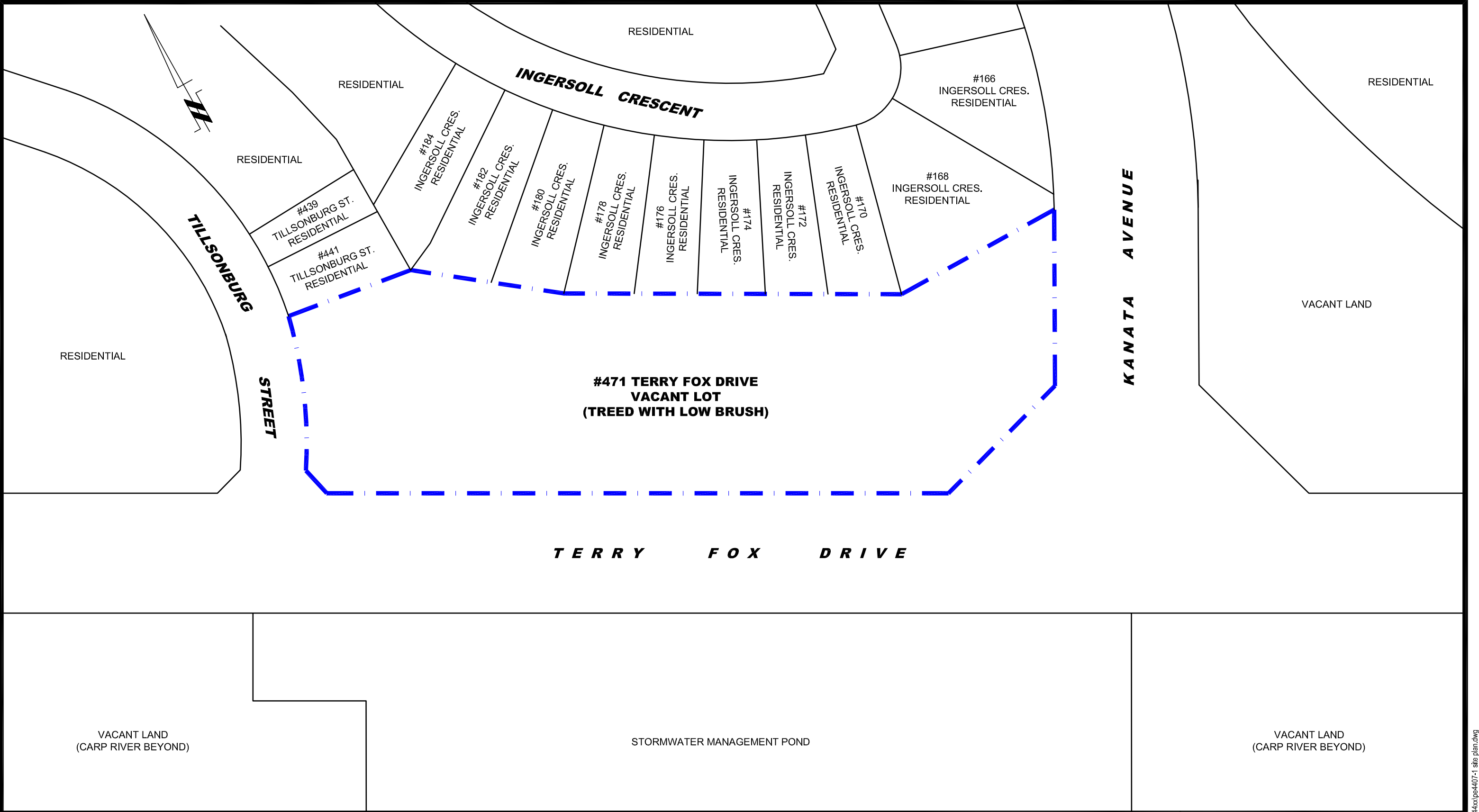
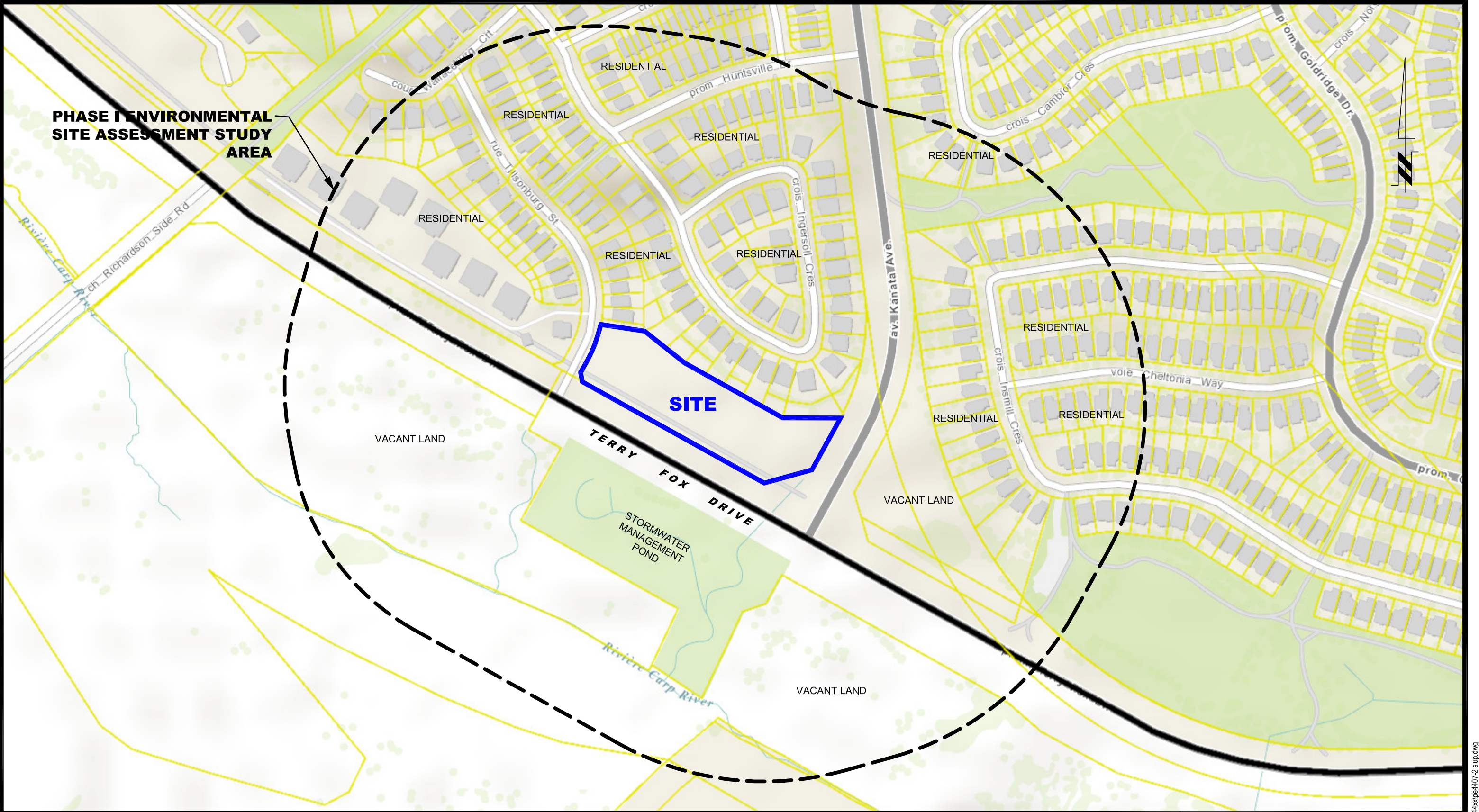


FIGURE 2
TOPOGRAPHIC MAP



<div><div>patersongroup</div><div>consulting engineers</div><div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div></div>					<div>TRIMTERRA DEVELOPMENT CORPORATION</div> <div>PHASE I - ENVIRONMENTAL SITE ASSESSMENT</div> <div>471 TERRY FOX DRIVE</div> <div>OTTAWA, ONTARIO</div> <div>SITE PLAN</div>	Scale:	1:1000	Date:	09/2018
						Drawn by:	MPG	Report No.:	PE4407-1
						Checked by:	MW	Dwg. No.:	PE4407-1
						Approved by:	MSD	Revision No.:	
	0								
NO.	REVISIONS		DATE	INITIAL					



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0			
NO.	REVISIONS	DATE	INITIAL

TRIMTERRA DEVELOPMENT CORPORATION	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
471 TERRY FOX DRIVE	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:3000	Date:	09/2018
Drawn by:	MPG	Report No.:	PE4407-1
Checked by:	MW	Dwg. No.:	PE4407-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH
1947



AERIAL PHOTOGRAPH
1959



AERIAL PHOTOGRAPH
1963



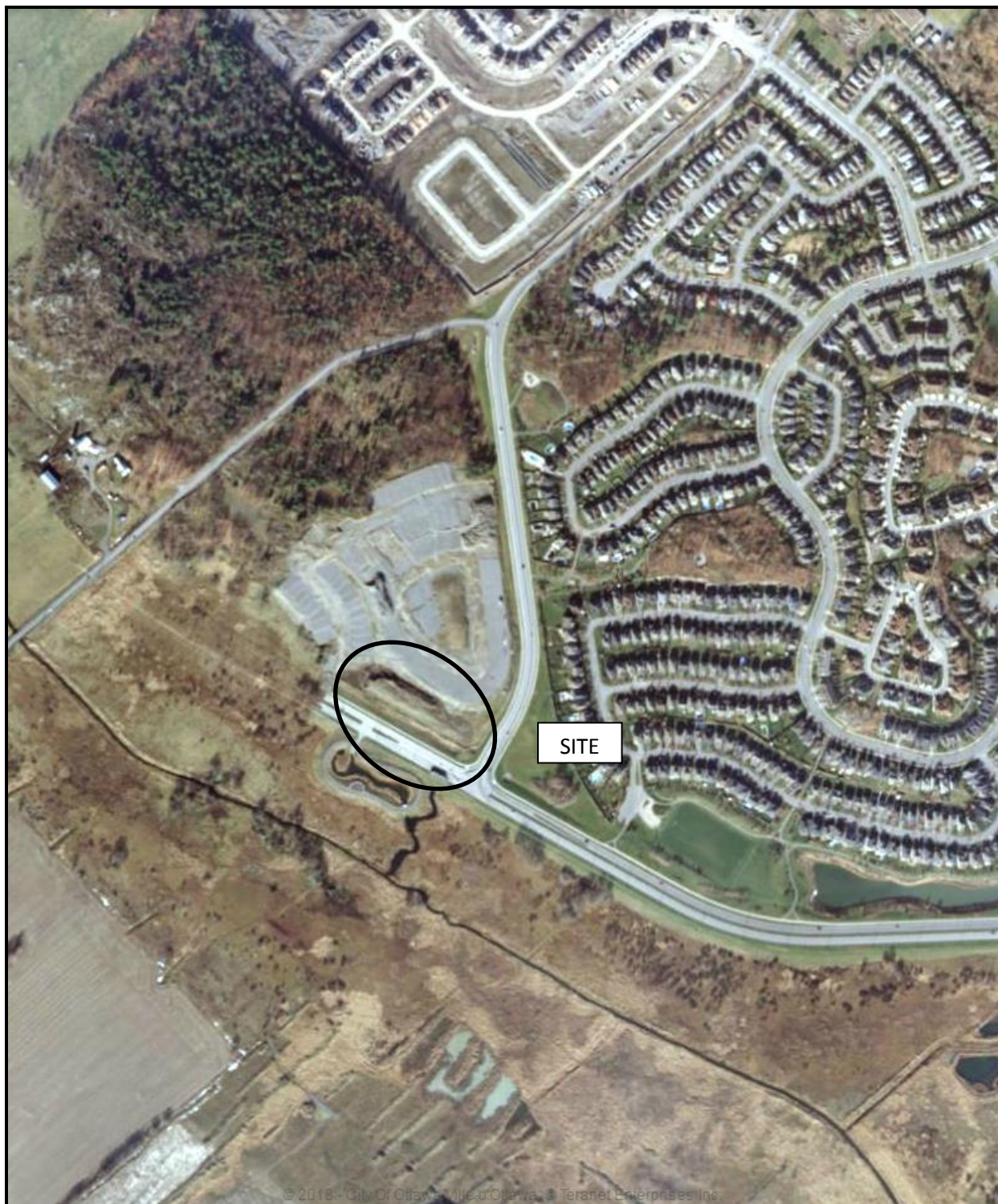
AERIAL PHOTOGRAPH
1987



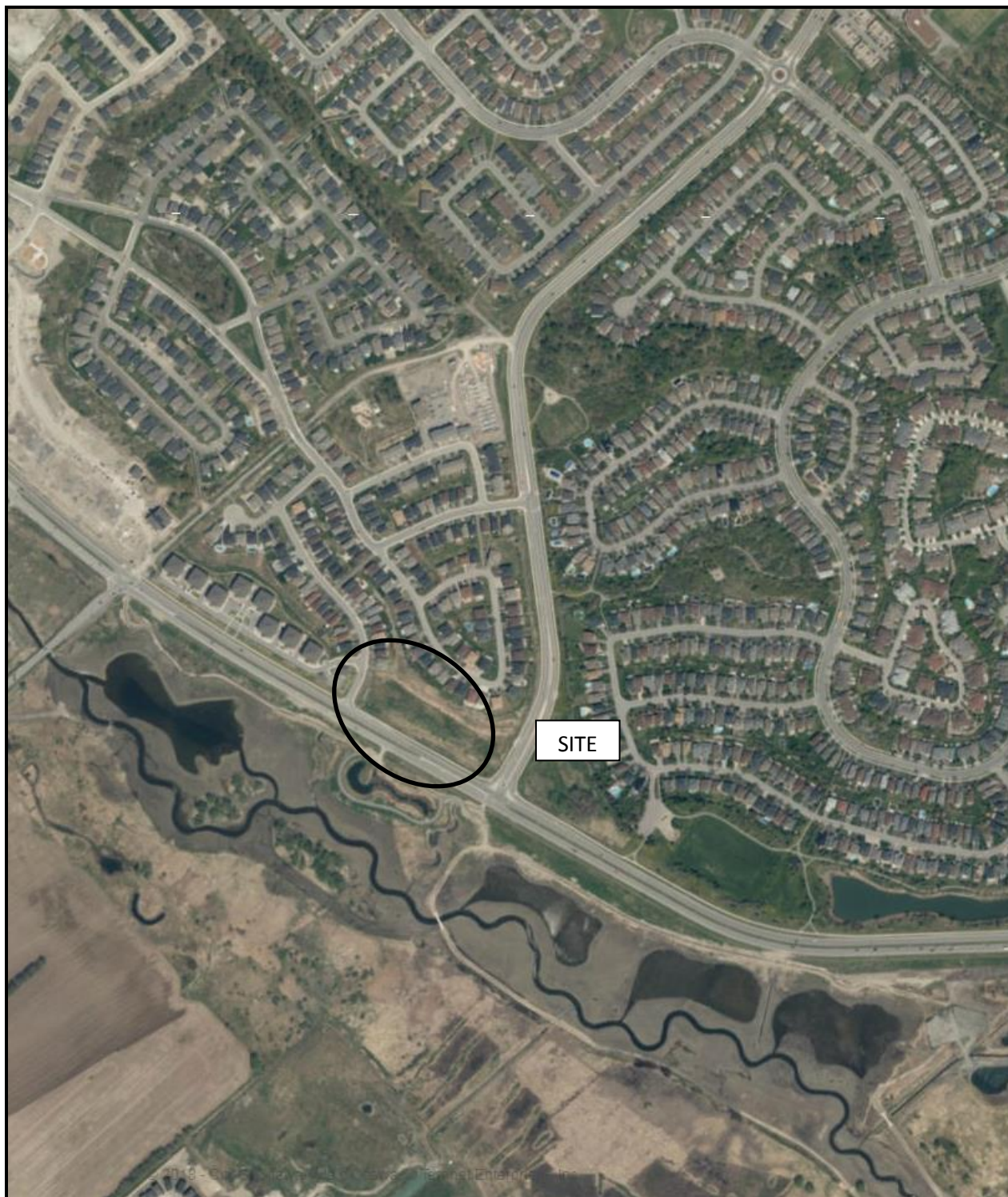
AERIAL PHOTOGRAPH
1994



AERIAL PHOTOGRAPH
1999



AERIAL PHOTOGRAPH
2008



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4407

471 Terry Fox Drive, Ottawa, ON

August 27, 2018



Photograph 1: View of the south west side of the subject property along Terry Fox Drive, looking towards Tillsonburg Street.



Photograph 2: View of north east side of the subject property, looking towards Kanata Avenue.

Site Photographs

PE4407

471 Terry Fox Drive, Ottawa, ON

August 27, 2018



Photograph 3: View of central south west portion of the subject property, looking onto Terry Fox Drive.



Photograph 4: View of the central north east portion of the subject property, taken from the northwest side of the site.

APPENDIX 2

MOECC FREEDOM OF INFORMATION

TSSA CORRESPONDENCE

MOECC WELL RECORDS

HLUI RESPONSE

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data		For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester		FOI Request No.	
Mandy Willeman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwilleman@patersongroup.ca		Date Request Received	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344		Fee Paid	
Your Project/Reference No. PE4407		<input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Signature/Print Name of Requester Mandy Willeman		<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	

Request Parameters	
Municipal Address / Lot Concession, Geographic Township (Municipal address essential for cities, towns or regions)	
471 Terry Fox Drive, Ottawa ON; PIN 045100292; Legal Description PLAN 4M1413 BLK 170	
Present Property Owner(s) and Date(s) of Ownership	
Timterra Development Corporation	
Previous Property Owner(s) and Date(s) of Ownership	
Unknown	
Present/Previous Tenant(s) (if applicable)	
Unknown	

Search Parameters	
Files older than 2 years may require \$50.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	
Specify Year(s) Requested	all
Environmental concerns (General correspondence, occurrence reports, abatement)	all
Orders	all
Spills	all
Investigations/prosecutions ➤ Owner AND tenant information must be provided	all
Waste Generator number/classes	all

Certificates of Approval ➤ Proponent information must be provided	
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.	Specify Year(s) Requested
SD	1986-present
air - emissions	1986-present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	1986-present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	1986-present
waste water - industrial discharges	1986-present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerators	1986-present
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste	1986-present
pesticides - licenses	1986-present

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: August-23-18 3:45 PM
To: Mandy Witteman
Subject: RE: Records search request (PE4407)

Good afternoon Mandy,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Yalini



Yalini Kanagendran | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3449 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org



From: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: August 22, 2018 2:13 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records search request (PE4407)

Good Afternoon,

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

Terry Fox Drive: 471, 476, 470, 475
Didsbury Rd: 515
Tillsonburg St: 440
Insmill Crs: 67

Thanks you very much!

Well ID Number: 7257768
 Well Audit Number: C28601
 Well Tag Number: A140447

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

Well Location

Address of Well Location	
Township	MARCH TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 426783.00
	Northing: 5017817.00
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: 6964

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
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Hole Diameter

Depth From	Depth To	Diameter
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Audit Number: C28601

Date Well Completed: February 09, 2016

Date Well Record Received by MOE: February 17, 2016

Updated: June 28, 2018

Rate [Rate](#)

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

Tags

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

Well ID Number: 1526876
 Well Audit Number: 06196
 Well Tag Number:

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

Well Location

Address of Well Location	
Township	MARCH TOWNSHIP
Lot	005
Concession	CON 01
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 426544.60
	Northing: 5017983.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	LOAM	SNDY		0 ft	6 ft
GREY	GRNT			6 ft	105 ft

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
6 ft	22 ft		

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Domestic

Status of Well

Water Supply

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
6 inch	STEEL		22 ft
6 inch	OPEN HOLE		

Construction Record - Screen

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

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 3323

Results of Well Yield Testing

After test of well yield, water was	CLOUDY
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	20 GPM
Duration of Pumping	3 h:0 m
Final water level	75 ft
If flowing give rate	
Recommended pump depth	90 ft
Recommended pump rate	10 GPM
Well Production	PUMP
Disinfected?	

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL	10 ft		
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
100 ft	Fresh

Hole Diameter

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

Audit Number: 06196

Date Well Completed: June 18, 1987

Date Well Record Received by MOE: October 20, 1992

Updated: June 28, 2018

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Tags

patersongroup

Consulting Engineers

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

August 17, 2018
File: PE4407-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
471 Terry Fox Drive (Vacant lot)
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

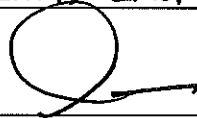
Name of Company/Property Owner:

787 3794 CANADA

Name of Representative

DENNIS LAURIN, PRESIDENT

Authorization of Representative



Date

AUGUST 22, 2018

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Engineer

EDUCATION

Carleton University, M.A.Sc., 2013

Carleton University, B.Eng., 2008

Environmental Engineering

MEMBERSHIPS & AWARDS

Alberta Professional Engineers and Geoscience Association

NSERC Industry R&D Scholarship

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers

Geotechnical and Environmental Division

Environmental Engineer

2014 – 2015

Thurber Engineering Limited

Oil Sand Tailings Group

Tailings Engineer

2014 – 2013

Carleton University

Department of Civil & Environmental Engineering Division

Research Engineer

2013 - 2009

Carleton University

Department of Civil & Environmental Engineering Division

Research Assistant and Teachers Assistant

2008 – 2009

SLR Consulting Limited

Contaminated Sites

Junior Environmental Engineer

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