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Phase I Environmental Site Assessment

433 and 435 Churchill Avenue North
468 and 472 Byron Place
Ottawa, Ontario

Prepared For

2592532 Ontario Inc.

December 17, 2018

Report: PE4453-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Novatech Engineering Consultants on behalf of 2592532 Ontario Inc. (Mr. Simon Si), to conduct a Phase I Environmental Site Assessment (ESA) of the properties addressed 433 and 435 Churchill Avenue North, as well as 468 and 472 Byron Place, in the City of Ottawa, Ontario. It should be noted that the Phase I Property also includes civic addresses 437 Churchill Avenue North, 470 and 474 Byron Place. 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 indicate that the subject property was first developed with the existing residential structures as early as 1928. The northwestern portion of the Phase I Property, addressed 433 Churchill Avenue North, was vacant until developed for commercial office purposes in the 1950's. No historical PCAs were identified on the Phase I Property.

Historical off-site PCAs include the Ottawa Electric Rail Line present along what is now Byron Avenue, approximately 20m north of the Phase I Property, as well as automotive service garages, retail fuel outlets and dry cleaners, present along Richmond Road. Based on the nature of the former rail line, it is not considered to represent an APEC on the Phase I Property. Based on the separation distances and down-gradient orientations, of the historical PCAs along Richmond Road, they are not considered to have resulted in APECs on the Phase I Property. The property at 424 Churchill Avenue North, situated approximately 40m north of the Phase I Property, was listed as a costume jewellery manufacturer in 1946 and 1956. The property was subsequently listed as a dry cleaners in 1965 and has continued to operate as such. Based on the separation distance, the down-gradient orientation with respect to the Phase I Property and information contained in our files, the dry cleaners is not considered to represent an area of potential environmental concern (APEC) on the Phase I Property.

At the time of the site visit, no PCAs were identified on the Phase I Property. As noted above, the Laundry Land dry cleaning establishment at 424 Churchill Avenue is not considered to represent an APEC on the Phase I Property. An existing automotive service garage was noted at 319 Richmond Road. Based on the separation distance of approximately 160m and the down-gradient orientation of the garage, it is not considered to pose a concern to the subject land.

Based on the findings of the Phase I ESA to date, **it is our opinion that a Phase II Environmental Site Assessment is not required for the Phase I Property at this time.**

Recommendations

It is our understanding that the subject structures are to be demolished in conjunction with redevelopment of the land. Prior to demolition, a designated substance survey (DSS) must be completed for the subject structures, in accordance with Ontario Regulation 490/09 under the Occupation Health and Safety Act.

1.0 INTRODUCTION

At the request of Novatech Engineering Consultants, acting on behalf of 2592532 Ontario Inc., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for the properties addressed 433 and 435 Churchill Avenue North as well as 468 and 472 Byron Place, in the City of Ottawa, Ontario. It should be noted that the subject property, herein referred to as the Phase I Property, also includes civic addresses 437 Churchill Avenue North as well as 470 and 474 Byron Place. 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 Phase I Property.

Paterson was engaged to conduct this Phase I ESA by Ms. Danna See-Har of Novatech Engineering Consultants (Novatech). The Novatech office is located at 240 Michael Cowpland Drive in Ottawa (Kanata), Ontario. Ms. See-Har can be reached by telephone at (613) 254-9643.

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 (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: 433 and 435-437 Churchill Avenue North, Ottawa, ON
468-470 and 472-474 Byron Place, Ottawa, ON

Legal Description: Lots 1, 2, 3 and 4, Registered Plan 269, City of Ottawa

Property Identification Numbers: 04016-0001 (LT); 04016-0002 (LT); 04016-0003 (LT); and 04106-0004 (LT)

Location: The Phase I Property is located on the south side of Byron Place, east of Churchill Avenue North, in the City of Ottawa. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 23' 27" N, 75° 45' 9" W

Site Description:

Configuration: Rectangular (approximate)

Site Area: 0.19 hectares (approximate)

Zoning: R3R – Residential and LC[772] – Local Commercial Zone

Current Use: The Phase I Property is currently used for residential purposes, with the exception of a small commercial sales office (not currently in use) at 433 Churchill Avenue North.

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 153/04 and amendments 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 a review of available historical information obtained from the city directories, fire insurance plans and air photo research, the Phase I Property was first developed for residential purposes as early as 1928. The lot addressed 433 Churchill Avenue North, was vacant in the 1928 aerial and a subsequent 1945 aerial. This parcel of the Phase I Property was later developed for commercial purposes sometime between 1945 and 1956.

Fire Insurance Plans

Fire Insurance Plans (FIPs) dated 1956 were reviewed for the Phase I study area. According to the FIPs, the Phase I Property was occupied by many of the existing subject structures: a residential dwelling and private garage addressed 470 Byron Place, a residential dwelling addressed 474 Byron Place, a small unidentified building structure and a private garage at 433 Churchill Avenue North and a residential dwelling and private garage addressed 435-437 Churchill Avenue North.

Churchill Avenue North was present immediately to the west, followed by a Masonic Temple and the Churchill Public School and Churchill Public School Annex. An Ottawa Transportation Commission Right of Way (previously occupied by the Ottawa Electric Rail Line) was present to the north, across Byron Place, while residential dwellings were present immediately to the south. Highcroft Avenue was present to the east, followed by residential dwellings.

Other properties within the Phase I Study Area were primarily used for residential purposes, with some institutional properties and commercial properties.

Based on the FIP review, no potentially contaminating activities (PCAs) were identified on the Phase I Property. Potentially contaminating activities identified on other properties within the Phase I study area include the following:

- ☐ H.V.Leech Jewellery Manufacturing at 424 Churchill Avenue, northwest of the Phase I Property across the intersection of Churchill Avenue and Byron Avenue;
- ☐ An automotive service garage with an underground storage tank (UST) at the northwest corner of the intersection of Roosevelt Avenue and Danforth Avenue;
- ☐ A retail fuel outlet with four USTs at 319 Richmond Road;
- ☐ An automotive service garage with 2 USTs at 300 Richmond Road;
- ☐ A dry cleaners at 280-282 Richmond Road; and
- ☐ A retail fuel outlet with 1 UST at 255 Richmond Road.

With the exception of the jewellery manufacturer, the aforementioned PCAs are situated over 150m down-gradient from the Phase I Property and are not considered to pose a concern. The jewellery manufacturer, now occupied by a dry cleaners, is situated approximately 40m down-gradient with respect to the Phase I Property. Based on the separation distance in combination with its orientation and information in our files, this property is not considered to represent a concern to the subject land.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1934 through 2011. Although the residential dwellings were present since at least 1928, based on an aerial photograph review, 468-470 Byron Place was first listed in the city directories in 1952 while 472-474 Byron Place was first listed in 1954. These addresses were always listed as private individuals. The civic addresses 435-437 Churchill Avenue North was first listed in 1946 and has always been listed as a residence.

The commercial property at civic address 433 Churchill Avenue North was first listed as “vacant” in 1973, with subsequent listings as follows:

- ☐ No return (1974);
- ☐ Antoine Roofing (1977/1978, 1980, 1981/1982);
- ☐ Brigantine Yacht Sales and Services Ltd. (1985);
- ☐ Vacant (1986/87);
- ☐ Austria Aluminum (interior home renovations - 1988/89, 1992); and
- ☐ Corrigan Auto Sales (2000/01, 2011).

Based on the listings in combination with a review of aerial photographs and observations made at the time of the site visit, this portion of the Phase I Property is considered to have been always used for office space. No potentially contaminating activities were identified on-site based on a review of the street directories.

The remaining properties in the Phase I Study Area have been used for a combination of residential, commercial and institutional purposes since the 1940's. The property to the northwest, addressed 424 Churchill Avenue North, was listed as a costume jewellery manufacturer in 1946 and 1956. The property was subsequently listed as a dry cleaners in 1965 and has continued to operate as such. Based on the separation distance and orientation down-gradient with respect to the Phase I Property, in combination with information in our files, the former jewellery manufacturer and existing dry cleaners, is not considered to represent an area of potential environmental (APEC) concern on the Phase I Property.

Similar to the previous section, other PCAs identified in the directory review include former dry cleaners, retail fuel outlets and automotive service garages located along Richmond Road or Danforth Avenue. These PCAs are not considered to pose a concern to the Phase I Property based on their distances and orientations down-gradient of the subject land.

Topographic Plan of Survey

A current topographic plan of survey, prepared by Farley, Smith & Denis Surveying Ltd. and dated October 19, 2018, 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.

Chain of Title

Paterson verified the chain of title for the Phase I Property through Read Abstracts of Ottawa, Ontario. Based on the title search, Plan 269 was registered by John L. Rochester, William F. Garland and Ruglas Birch in 1909. The residential dwellings on Byron Place were always owned by private individuals, until purchased by the current owner, 2592532 Ontario Inc. in June 2018. The residential apartment building at 435-437 Churchill Avenue North was also owned only by private individuals, until purchased by Neoteric Developments Inc. (a luxury home builder) in 2016. The current owner acquired this portion of the Phase I Property in June 2018.

The commercial parcel of land addressed 433 Churchill Avenue North was owned by private individuals until 1958 when the property was purchased by The Ottawa Citizen. As discussed in Section 5.0, Mr. Gullins, a former property owner, indicated that this portion of the land had been a newspaper distribution centre.

Mr. Ainsley Thomas Elliott Anderson subsequently owned the property from 1972 through 1995. The title search indicated that the property was leased by Capital City Gas and Fuels Limited in 1972. The fuel company is considered to have leased the property as office space only. In 1995, Adam Terry Inc. (a moving supply company) acquired the property followed by Neoteric Developments Inc. in 2016 and the current property owner, 2592532 Ontario Inc. in August 2017.

Based on the review of the title search, no potentially contaminating activities were identified on the Phase I Property.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on November 16, 2018. 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 November 16, 2018. No PCB waste storage sites are located within the Phase I Study Area.

Ontario Ministry of Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the MECP 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 MECP issued instruments for the Phase I Property. A response had not been received from the MECP at the time this report was issued. Should pertinent information be provided, the MECP response will be forwarded to the client. A copy of the request form is provided in Appendix 2.

MECP 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 Phase I Property.

MECP Incident Reports

A request was submitted to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the Phase I Property or adjacent properties. A response had not been received from the MECP at the time this report was issued. Should pertinent information be provided, the MECP response will be forwarded to the client upon receipt. A copy of request form is provided in Appendix 2.

MECP Waste Management Records

A request was submitted to the MECP FOI 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 MECP at the time this report was issued. Should pertinent information be provided, the MECP response will be forwarded to the client. A copy of the request form is provided in Appendix 2.

MECP Submissions

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions that have been submitted to the MECP. A response had not been received from the MECP at the time this report was issued. Should pertinent information be provided, the MECP response will be forwarded to the client upon receipt. The FOI request form is provided in Appendix 2.

MECP Brownfields Environmental Site Registry (ESR)

A search of the MECP Brownfields ESR was conducted as part of this assessment for the Phase I Property and Phase I Study Area. No Records of Site Condition (RSCs) were filed for the Phase I Property.

One RSC was identified for a property within the Phase I Study Area:

- ☐ RSC No. 108923 for 450 Churchill Avenue North, approximately 50m south/southeast of the Phase I Property. Based on the information in the Brownfields ESR in combination with the separation distance, this property is not considered to represent an environmental concern to the Phase I Property.

MECP 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 November 16, 2018. 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 November 16, 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 Phase I Property or for the immediately adjacent and neighbouring properties within the Phase I Study Area. 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 within the Phase I study area.

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 has been submitted to the City of Ottawa. Based on the City of Ottawa response dated December 4, 2018, one activity was identified for the Phase I Property. Activity 13479 is shown on the HLUI key plan as being located at 433 Churchill Avenue North, and is identified on the Activity ID sheet as "The Registered Trimmer", a motor vehicle repair shop. It should be noted however that the Activity ID sheet indicates the address is 433 Roosevelt Avenue and not 433 Churchill Avenue North. Based on a review of the 1956 FIP referenced on the Activity ID sheet, there was an automotive service garage at 433 Roosevelt Avenue, while the portion of the Phase I Property addressed 433 Churchill Avenue was occupied by the existing small office building which was reported to have been used as a newspaper distribution center owned by the Ottawa Citizen at the time. The information provided by the HLUI, for 433 Churchill Avenue, is considered to be inaccurate. No PCAs are considered to have been present on the Phase I Property.

Off-site activities identified by the HLUI database include the historical jewellery manufacturer and existing dry cleaning facility at 424 Churchill Avenue North. As previously noted, based on the separation distance and orientation down-gradient with respect to the Phase I Property, in combination with information in our files, this property is not considered to represent an area of potential environmental (APEC) concern on the Phase I Property. The City response also indicates that the Phase I Property is within 500m of a former landfill site (Ur-19, McRae Avenue). Based on the separation distance of over 400m and its orientation downgradient in relation to the subject land, in combination with information in our files, the former landfill is not considered to represent an APEC on the Phase I Property.

Other off-site activities identified by the HLUI database are not considered to be potentially contaminating activities based on the nature of the activities and are not considered to represent APECs on the subject land. A copy of the City of Ottawa response is provided in Appendix 2.

Previous Engineering Reports

Paterson has conducted a subsurface investigation for a property in the immediate vicinity of the Phase I Property. Based on the findings of the subsurface investigation, the Laundry Land Dry Cleaners at 424 Churchill Avenue North is not considered to have had the potential to impact the Phase I Property.

It should also be noted that based on several Phase II ESAs conducted by Paterson, the groundwater flows to the northwest in the particular area of the drycleaner.

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 eastern portion of the Phase I Property is occupied by two residential dwellings fronting onto Byron Place. The southwestern portion of the Phase I Property is occupied by a residential dwelling. The northwestern portion of the Phase I Property is vacant. Byron Place is present to the north, followed by the Ottawa Electric Rail Line (now Byron Avenue) and residential properties. The land to the south is occupied by apparent residential dwellings. Highcroft Avenue is present to the east, followed by residential dwellings. Churchill Avenue North is present to the west, followed by apparent institutional buildings. |
| 1945 | The Phase I Property appears to remain unchanged from the previous photograph. No significant changes appear to have been made to the adjacent and neighbouring properties. |
| 1958 | (geoOttawa) The northwestern portion of the Phase I Property has been developed with two buildings. The smaller building fronting onto Churchill Avenue North appears to be the existing commercial structure. The larger building fronting onto Byron Place appears to be the existing private garage structure. A small shed structure is present to the south of the residential dwelling on the easternmost portion of the Phase I Property. Two apparently residential buildings have been developed along the east side of Churchill Avenue North, three properties to the south of the Phase I Property. An addition has been made to the commercial or institutional property across Churchill Avenue North, further west of the Phase I Property. Otherwise, the adjacent and neighbouring properties appear to remain unchanged from the previous photograph. |

- | | |
|------|---|
| 1968 | No apparent changes have been made to the Phase I Property. The former Ottawa Electric Rail Line has been redeveloped as Byron Avenue. No other significant changes appear to have been made to the adjacent and neighbouring properties. Note that the adjacent properties to the east are not shown in this aerial. |
| 1976 | The Phase I Property and neighbouring properties within the Phase I Study Area appear to remain unchanged. |
| 1990 | No apparent changes have been made to the Phase I Property since the previous photograph. The property to the southwest, across Churchill Avenue North, has been redeveloped with a large building structure. |
| 2002 | (geoOttawa) The Phase I Property remains unchanged from the previous photograph. The vacant land north of the adjacent building to the west, across Churchill Avenue North, has been paved. No other changes appear to have been made to the adjacent and neighbouring properties. |
| 2014 | (geoOttawa) The Phase I Property appears as it exists today, with no significant changes from the previous photograph. The neighbouring properties within the Phase I study area also appear to remain unchanged. |

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 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 interbedded limestone and dolomite of the Gull River Formation. Overburden is reported to consist of plain till with a drift thickness reported to range up to 2m across the site.

Water Well Records

The MECP well mapping website was accessed on November 16, 2018, to obtain records for all drilled wells within the Phase I Study Area. Based on the search results, there are no well records for the Phase I Property. Well records identified for the properties within the Phase I Study Area include 4 monitoring well records for the following properties: 307, 337 and 380 Richmond Road as well as 450 Churchill Avenue North. Records of 4 well abandonments for the property addressed 345 Ravenhill Avenue were also identified.

The monitoring well records for the properties along Richmond Road are not considered to represent a potential concern to the Phase I Property based on their separation distances down-gradient from the subject land. As noted previously, an RSC has been filed in the MOECC's ESR for the property at 450 Churchill Avenue and it is not considered to represent a concern to the Phase I Property. The purpose of the former wells at 345 Ravenhill Avenue is unknown, as original well records were not available.

Based on the well records, limestone bedrock was encountered at depths ranging from approximately 0.6 to 3m below grade. A copy of the well record summary 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 is the closest significant water body and is present approximately 730m northwest of the Phase I Property at its closest point. No areas of natural significance are known to exist within the Phase I Study Area.

5.0 INTERVIEWS

Property Owner Representative

A residential tenant, Mr. Andy Gullins, was interviewed at the time of the site visit. According to Mr. Gullins, he has lived 474 Byron Place for approximately 8 years. Mr. Gullins indicated that the current property owner, Mr. Simon Si, purchased the property approximately one year ago.

According to Mr. Gullins, the property occupied by the car sales lot may have previously been used for the distribution of a local newspaper. He is unaware of any potentially contaminating activities at this location or elsewhere on the Phase I Property. Mr. Gullins is unaware of any potential environmental concerns with regards to the adjacent and neighbouring properties.

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 November 9, 2018. Weather conditions were overcast with a temperature of approximately 0° 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

Two (2) residential dwellings and associated private garage structures occupy the eastern portion of the Phase I Property (468 and 472 Byron Place). The dwellings each have two-stories with a basement level and an attic. The original building structures are constructed with stone and mortar foundations and finished on the exterior with brick, stucco and asphaltic shingles (attic). Building additions are constructed with poured concrete foundations and are finished on the exterior with stucco and/or vinyl siding. The roofs are finished with asphaltic shingles. Private wood-frame garage structures are associated with each dwelling. The garages are finished on the exterior with wood siding and sloped roofs covered with asphaltic shingles. The dwellings are heated with natural gas-fired equipment.

The northwestern portion of the Phase I Property is occupied by a one-storey commercial office building (433 Churchill Avenue North) and a private garage structure. The office is constructed with a poured concrete slab-on-grade foundation. The exterior of the building is constructed with vinyl siding over stucco and a sloped roof covered with asphaltic shingles. The garage is a wood-frame structure finished on the exterior with wood siding and a sloped roof with asphaltic shingles. The office is heated with electric baseboard heaters, while the garage is not heated.

The southwestern portion of the Phase I property is occupied by a 2-storey residential apartment building with a basement level (435-437 Churchill Avenue North) and a private garage. The original portion of the building is constructed with a stone and mortar foundation and is finished on the exterior with brick and a flat, tar and gravel roof.

A one-storey building addition is present at the rear of the original building structure. The addition is constructed with a concrete block foundation and is finished on the exterior with vinyl siding and a flat, tar and gravel style roof. The basement of the building structure is present under the original portion of the building only. The private garage is a wood-frame structure finished on the exterior with wood siding and a sloped roof covered with asphaltic shingles. The residential building is heated with natural gas fired equipment.

Underground Utilities

Underground utilities present on the subject property include natural gas and municipal water and sewer services. Electrical, telephone and cable services are provided by overhead fixtures. Underground utility services were located for the Phase I Property in conjunction with a Geotechnical Investigation.

Site Features

The portions of the Phase I Property not occupied by buildings or structures, are occupied by paved laneways or landscaped areas. The site topography is relatively flat with a slight slope down to the east, and is at a similar grade as the adjacent properties.

Site drainage consists of sheet runoff to catch basins along Churchill Avenue North or Byron Place. 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) or other below ground structures were observed on the subject land at the time of the site visit. No evidence of recent excavation, current or former railway or spur lines or unidentified substances was observed on the Phase I Property at the time of the site visit.

The Phase I Property is situated in a municipally serviced area. 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.

Domestic waste and recycling generated at the Phase I Property is collected at the curbside on a regular basis by the municipality.

The above-noted site features are shown on Drawing PE4453-1 - Site Plan.

Fill Material

No obvious signs of fill material were noted on the Phase I Property or on other properties within the Phase I Study Area, at the time of the site visit.

Interior Assessment

The original building at 470 Byron Place is considered to have been constructed as early as 1928. Two apartments are situated within the 1-storey east building addition, addressed 468A and 468B. A 1-storey addition is also present at the rear of the original portion of the building. The addition is considered to have been constructed circa 1960 based on information provided by Mr. Gullins. A brief description of the interior building materials is provided below:

- ☐ Floor materials consist of a combination of hardwood, carpet, ceramic tile, vinyl tile, linoleum, laminate and poured concrete.
- ☐ Exterior wall materials consists of lathe and plaster, as well as stone and mortar or poured concrete (basement only) with interior walls consisting of gypsum board or wood panels. A sprayed-on insulating material and parging were noted on exterior basement walls.
- ☐ Ceiling materials consist of gypsum board, lathe and plaster, acoustic ceiling tiles, stipple plaster or unfinished wood beams (basement).
- ☐ Lighting is provided by fluorescent or light-emitting diode (LED) fixtures.

Similarly to 470 Byron Place, the original building at 474 Byron Place is considered to have been constructed circa 1928. An apartment unit occupies the 1-storey east building addition (472 Churchill Avenue) that was constructed circa 1960. A second addition was made to the rear of the original structure circa 1980. A brief description of the interior building materials is provided below:

- ☐ Floor materials consist of a combination of linoleum, ceramic tile, hardwood and poured concrete (basement).
- ☐ Exterior wall materials consist primarily of lathe and plaster, stone and mortar or poured concrete (basement) with interior walls consisting of gypsum board with some ceramic tile.
- ☐ Ceiling materials consist of lathe and plaster, gypsum board, decorative parging, acoustic ceiling tile or unfinished wood beams.
- ☐ Lighting is provided by fluorescent or LED fixtures.

Mr. Gullins, the former owner of 472-474 Byron Place, indicated that significant interior renovations had been completed within the past 5 to 6 years. He also noted that vermiculite insulation had been removed from the attic.

As noted previously, the aforementioned dwellings are heated with natural gas-fired equipment. The dwellings may have been previously been heated with furnace oil, however no ASTs or signs of USTs were noted on the interior of either subject structure at the time of the site visit. No visual or olfactory indications of leaks or stains were noted at the time of the site visit.

Chemical storage within the subject structures was limited to small quantities of commercially available cleaning and maintenance products. No sumps pits or drains were noted in either of the residential dwellings on Byron Place.

The associated private garage structures were unfinished on the interior and have never been heated. The garages were used for the storage of automobiles, lawn mowers and/or miscellaneous household items. No fuel or chemical storage was observed within the private garages.

The commercial office addressed 433 Churchill Avenue North, is considered to have been constructed at some time between 1946 and 1955. A brief description of the building interior is as follows:

- ☐ Floor materials consist of a carpet;
- ☐ Walls consist of gypsum board;
- ☐ Ceilings are finished with acoustic ceiling tile; and
- ☐ Lighting is provided by fluorescent fixtures.

The building is heated with electricity. No fuels or chemicals were observed to be stored within the building at the time of the site visit.

The building addressed 435 Churchill Avenue North, constructed circa 1928, houses three apartment units. Unit 2 was observed at the time of the site visit. A fourth apartment unit is accessed via the east building addition (437 Churchill Avenue North). A general description of the building interior follows:

- ☐ Floor materials consist of a combination of carpet, hardwood, ceramic tile, linoleum, vinyl tile and poured concrete (basement);
- ☐ Wall finishes consist of a combination of lathe and plaster, gypsum board, wood panelling, ceramic tile, plaster and stone and mortar (basement);
- ☐ Ceilings are gypsum board, hard plaster, or finished with stick-on ceiling tiles. Basement ceilings consist of unfinished wood beams; and
- ☐ Lighting is provided by incandescent and fluorescent fixtures.

The building is heated with natural gas-fired equipment. Based on its age, the building may have previously been heated with furnace oil. No ASTs or evidence of USTs, leaks or spills, were noted on the interior of the dwelling at the time of the site assessment.

Other than common household cleaning products, chemicals were not stored in the subject structure. A pit was observed in the southwestern portion of the basement. The pit was nearly dry with no signs of sheen or possible contamination on the little amount of water in the pit. No other drains, pits or sumps were noted at the time of the site visit.

Two private garages were associated with 435-437 Churchill Avenue North, one situated to the southeast of the building and the other fronting onto Byron Place. The interiors of the garages were unfinished. The garages were used for the storage of automobiles and or miscellaneous household items. The third bay of the garage fronting onto Byron Avenue was not accessible at the time of the site visit. According to Mr. Gullins, he is unaware of any past or current storage of chemicals within the private garages.

Hazardous Building Materials

Based on the reported dates of construction (pre-1928 and the 1950's) potential asbestos containing materials observed at the time of the site visit include vinyl floor tiles, linoleum, hard plaster, decorative plaster finishes, interior parging, spray-on insulation, stick-on ceiling tiles, acoustic ceiling tiles and exterior stucco. According to Mr. Gullins, vermiculite insulation was removed from the attic of 472-474 Byron Place. It is therefore possibly that vermiculite insulation is present within the attic space at 468-470 Byron Place and 435-437 Churchill Avenue North. Mr. Gullins indicated that significant interior renovations were completed at 472-474 Byron Avenue approximately 5 to 6 years ago, however potential ACMs remaining on the interior of the dwelling include hard wall and ceiling plaster and decorative plaster ceiling finish. All potential ACMs observed were in good to very good condition at the time of the site visit.

Based on the age the subject structures, lead-based paint may be present beneath more recent paints or on any original or older painted surfaces. Painted surfaces were generally observed to be in very good condition at the time of the site visit.

Potential sources of polychlorinated biphenyls (PCBs) were not observed on the interior of the subject structures at the time of the site visit.

Based on the age of the subject structures, urea formaldehyde foam insulation (UFFI) may be present. UFFI was not observed at the time of the site visit, however wall and ceiling cavities were not inspected.

Sources of ozone depleting substances (ODSs) observed at the time of the site visit include refrigerators and fire extinguishers. These appliances should be maintained 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 visit. Land use adjacent to the Phase I Property was as follows:

- ☐ North – Byron Place followed by Byron Avenue, commercial (Austrian Design and Construction at 421 Churchill Avenue North) and residential dwellings;
- ☐ South – Commercial (Continuum Fitness and Movement, Vital Point Clinic at 439 Churchill Avenue North) and residential dwellings;
- ☐ East – Highcroft Avenue followed by residential dwellings;
- ☐ West – Churchill Avenue North followed by institutional (Churchill Public School at 345 Ravenhill Avenue and Westboro Masonic Temple at 340 Churchill Avenue North).

Two PCAs identified within the Phase I Study Area at the time of the site visit include the Laundry Land Dry Cleaners at 424 Churchill Avenue North and an automotive service garage at 319 Richmond Road. Based on the separation distances of 40m or more, their down-gradient orientations with respect to the Phase I Property, and/or information contained in our files, these PCAs are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property.

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 PE4453-2 – Surrounding Land Use Plan.

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.

Table 1 Land Use History				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
468 and 472 Byron Place				
At least 1928 to June or September 2018	Private Individuals	Residential dwellings considered to be first developed circa 1928 based on available information.	Residential	Eastern portion of Phase I Property is developed with the existing structures in aerial photographs dated 1928, 1945, 1958, 1968, 1976, 1990, 2002 and 2014. The existing dwellings are also depicted on 1956 Fire Insurance Plans.
June or September 2018 to present	2592532 Ontario Inc.	Residential dwellings	Residential	No change in land use based on site visit.
433 Churchill Avenue North				
At least 1928 through 1958	Private individuals	Vacant, grassed land (lawn).	Residential	Aerials dated 1928 and 1945 show vacant, grassed land, likely associated with the residential dwelling to the south.
1958 to 1972	Ottawa Citizen	Office space (Ottawa Citizen newspaper distribution)	Commercial	The 1956 FIP shows a small, unidentified building. No changes to land use observed in 1958, 1968. Ottawa Citizen newspaper distributor occupied office based on Chain of Title and personal interviews.

Table 1 Continued Land Use History				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
1972 to 1995	Ainsley Thomas Elliott Anderson	Office space occupied by Capital City Gas, Antoine Roofing, Austria Aluminum (interior renovations) and Brigantine Yacht Sales.	Commercial	No change in land use based on 1976, 1990 aerials. Property use description based on information obtained from city directories and title search.
1995 to 2016	Adam Terry Inc.	Office space occupied by moving supply company and Corrigan Auto Sales.	Commercial	2002 and 2014 aerials depict automobiles on the exterior of the property, considered to be associated with the car sales tenant.
2016 to 2017/2018	Neoteric Developments Inc.	Office space and used car lot (Corrigan Auto Sales)	Commercial	No change in land use based on 2017 aerial photo.
2017/2018 to present	2592532 Ontario Inc.	Vacant – unused	Commercial	Property vacant (no longer used as a car sales lot at time of site visit).
435 Churchill Avenue North				
At least 1928 to 2016	Private Individuals	Residential dwellings considered to be first developed circa 1928 based on available information.	Residential	Eastern portion of Phase I Property is developed with the existing structures in aerial photographs dated 1928, 1945, 1958, 1968, 1976, 1990, 2002 and 2014. The existing dwellings are also depicted on 1956 Fire Insurance Plans.
2016-2017	Neoteric Developments Inc.	Residential	Residential	No change in land use based on 2017 aerial.
2017-present	2592532 Ontario Inc.	Residential	Residential	No change in land use based on 2018 site visit.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No potentially contaminating activities were identified on the Phase I Property. Although the directories list the address 433 Churchill Avenue North as Antoine Roofing, Austrian Aluminum and Corrigan Auto Sales, there is no evidence that the property was ever used for any activity other than office space. Austrian Aluminum is considered to have been associated with Austrian Construction and Design (interior home renovations) situated across Byron Avenue, at 421 Churchill Avenue North. In a 2002 aerial photograph, the exterior of 433 Churchill Avenue was occupied by automobiles (Corrigan Auto Sales), however previous aerials show the exterior of the property as vacant.

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

- ☐ 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 former retail fuel outlets at 319 and 376 Richmond Road. These properties are at least 140m from the Phase I Property and are oriented down-gradient with respect to the subject land.
- ☐ 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 354, 376, 379 and 397 Richmond Road and an existing dry cleaning establishment at 424 Churchill Avenue North.

The former cleaners along Richmond Road are at least 85m from the Phase I Property and are oriented down-gradient with respect to the subject land. The existing cleaners at 424 Churchill Avenue North is situated approximately 40m northwest of the Phase I Property and is considered to be oriented down-gradient with respect to the subject land.

- ☐ Item 34, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Metal Fabrication” – this PCA was identified based on a historical machine shop at 376 Madison Avenue situated approximately 230m down-gradient from the Phase I Property.
- ☐ Item 46, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Rail Yards, Tracks and Spurs” – this PCA was identified based on the historical presence of the Ottawa Electric Rail Line approximately 20m north of the Phase I Property, across Byron Place, along what is now Byron Avenue.

- ❑ 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 automotive service garages at 310 and 396 Richmond Road (now 399 Danforth Avenue), and an existing automotive service garage at 319 Richmond Road. These properties are over 160m from the Phase I Property and are oriented down-gradient with respect to the subject land.

The historical light rail line north of the Phase I Property (currently Byron Avenue) is not considered to represent an APEC on the Phase I Property based on the nature of the activity. The remaining PCAs mentioned above are not considered to represent APECs on the Phase I Property based on their respective separation distances and orientations with respect to the subject land and/or based on information contained in our files. The PCAs are outlined in green on Drawing PE4453-2.

Contaminants of Potential Concern (CPCs)

There are no contaminants of potential concern on the Phase I Property.

7.2 Conceptual Site Model

Existing Buildings and Structures

The Phase I Property is occupied by three (3) residential dwellings, three (3) private garage structures and a former commercial sales office (Corrigan Auto Sales). There are no other buildings or structure present on the Phase I Property.

Subsurface Structures and Utilities

The Phase I Property is situated in a municipally serviced area. Underground utility services include buried natural gas and municipal water and sewer services. Electrical, telephone and cable services are provided by overhead services. The approximate locations of existing services are shown on Drawing PE4453-1 – Site Plan.

Based on standard practice for subsurface utility installation, service trenches are expected to be present approximately 1 to 2 m below existing grade. Due to the shallow nature of the bedrock at the Phase I Property, service trenches may have been excavated into the upper layer of the bedrock.

In the absence of potentially contaminating activities (PCAs), areas of potential environmental concern (APECs) and contaminants of potential concern (CPCs), underground utilities are not considered to have had the potential to affect contaminant distribution and transport at the RSC 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 interbedded limestone and dolomite of the Gull River Formation. Overburden is reported to consist of plain till with a drift thickness of up to 2m across the Phase I Property.

Based on the regional topography, in combination with previous work conducted by Paterson within the Phase I Study Area, the groundwater flow beneath the Phase I Property is considered to be in a northwesterly 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 730m to the northwest, at its closest point.

Areas of Natural Significance

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

Potable Water Well Records

No domestic potable well records were identified on the MECP well record mapping website, for the Phase I Property or for other properties within the Phase I Study Area. Properties within the Phase I Study Area are provided with municipal services.

Monitoring Well Records

Based on the MECP well record mapping website, no monitoring well records were identified for the Phase I Property. Well records identified for properties within the Phase I Study Area include 4 monitoring well records for the following properties: 307, 337 and 380 Richmond Road as well as 450 Churchill Avenue North. Records of 4 well abandonments for the property addressed 345 Ravenhill Avenue were also identified.

Neighbouring Land Use

Neighbouring land use in the 250m study area was historically used for primarily residential purposes with occasional commercial and institutional purposes. As further discussed below, several historical PCAs were identified within the 250m study area, the locations of which are presented on Drawing PE4453-2 – Surrounding Land Use Plan.

Current land use within the Phase I Study Area is primarily residential with occasional commercial (offices) and institutional (Westboro Masonic Hall and the Churchill Public School) land use. Two PCAs identified within the Phase I Study Area at the time of the site visit include the Laundry Land Dry Cleaners at 424 Churchill Avenue North and an automotive service garage at 319 Richmond Road. Based on the separation distances of 40m or more, their down-gradient orientations with respect to the Phase I Property, and/or information contained in our files, these PCAs are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No historical or existing potentially contaminating activities (PCAs) were identified on the Phase I Property. PCAs identified within the Phase I Study Area, outlined in green on Drawing PE4453-2 – Surrounding Land use, are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property, based on the nature of the activity, the separation distances, orientations with respect to the Phase I Property and/or information contained in our files.

Contaminants of Potential Concern (CPCs)

There are no contaminants of potential concern on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

There were no material deviations to the Phase I ESA requirements set out in O.Reg. 153/04 that would cause uncertainty or absence of information that would affect the validity of the findings of the Phase I ESA or this Phase I CSM. It is the opinion of the qualified person (QP_{ESA}) that based on the information obtained and reviewed as part of this Phase I ESA, no PCAs or APECs were identified in association with the Phase I Property.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Novatech Engineering Consultants on behalf of 2592532 Ontario Inc. (Mr. Simon Si), to conduct a Phase I Environmental Site Assessment (ESA) of the properties addressed 433 and 435 Churchill Avenue North, as well as 468 and 472 Byron Place, in the City of Ottawa, Ontario. It should be noted that the Phase I Property also includes civic addresses 437 Churchill Avenue North, 470 and 474 Byron Place. 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 indicate that the subject property was first developed with the existing residential structures as early as 1928. The northwestern portion of the Phase I Property, addressed 433 Churchill Avenue North, was vacant until developed for commercial office purposes in the 1950's. No historical PCAs were identified on the Phase I Property.

Historical off-site PCAs include the Ottawa Electric Rail Line present along what is now Byron Avenue, approximately 20m north of the Phase I Property, as well as automotive service garages, retail fuel outlets and dry cleaners, present along Richmond Road. Based on the nature of the former rail line, it is not considered to represent an APEC on the Phase I Property. Based on the separation distances and down-gradient orientations, of the historical PCAs along Richmond Road, they are not considered to have resulted in APECs on the Phase I Property. The property at 424 Churchill Avenue North, situated approximately 40m north of the Phase I Property, was listed as a costume jewellery manufacturer in 1946 and 1956. The property was subsequently listed as a dry cleaners in 1965 and has continued to operate as such. Based on the separation distance, the down-gradient orientation with respect to the Phase I Property and information contained in our files, the dry cleaners is not considered to represent an area of potential environmental concern (APEC) on the Phase I Property.

At the time of the site visit, no PCAs were identified on the Phase I Property. As noted above, the Laundry Land dry cleaning establishment at 424 Churchill Avenue is not considered to represent an APEC on the Phase I Property. An existing automotive service garage was noted at 319 Richmond Road. Based on the separation distance of approximately 160m and the down-gradient orientation of the garage, it is not considered to pose a concern to the subject land.

Based on the findings of the Phase I ESA to date, **it is our opinion that a Phase II Environmental Site Assessment is not required for the Phase I Property at this time.**

Recommendations

It is our understanding that the subject structures are to be demolished in conjunction with redevelopment of the land. Prior to demolition, a designated substance survey (DSS) must be completed for the subject structures, in accordance with Ontario Regulation 490/09 under the Occupation 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 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 2592532 Ontario Inc. Permission and notification from 2592532 Ontario Inc. and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Karyn Munch, P.Eng., QP_{ESA}



Mark S. D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- ☐ 2592532 Ontario Inc. c/o Novatech Engineering Consultants
- ☐ 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

MECP Freedom of Information and Privacy Office.
MECP Municipal Coal Gasification Plant Site Inventory, 1991.
MECP document titled “Waste Disposal Site Inventory in Ontario”.
MECP Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MECP 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 Farley, Smith & Denis Surveying Ltd., Oct. 2018
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4453-1 – SITE PLAN

DRAWING PE4453-2 – SURROUNDING LAND USE PLAN

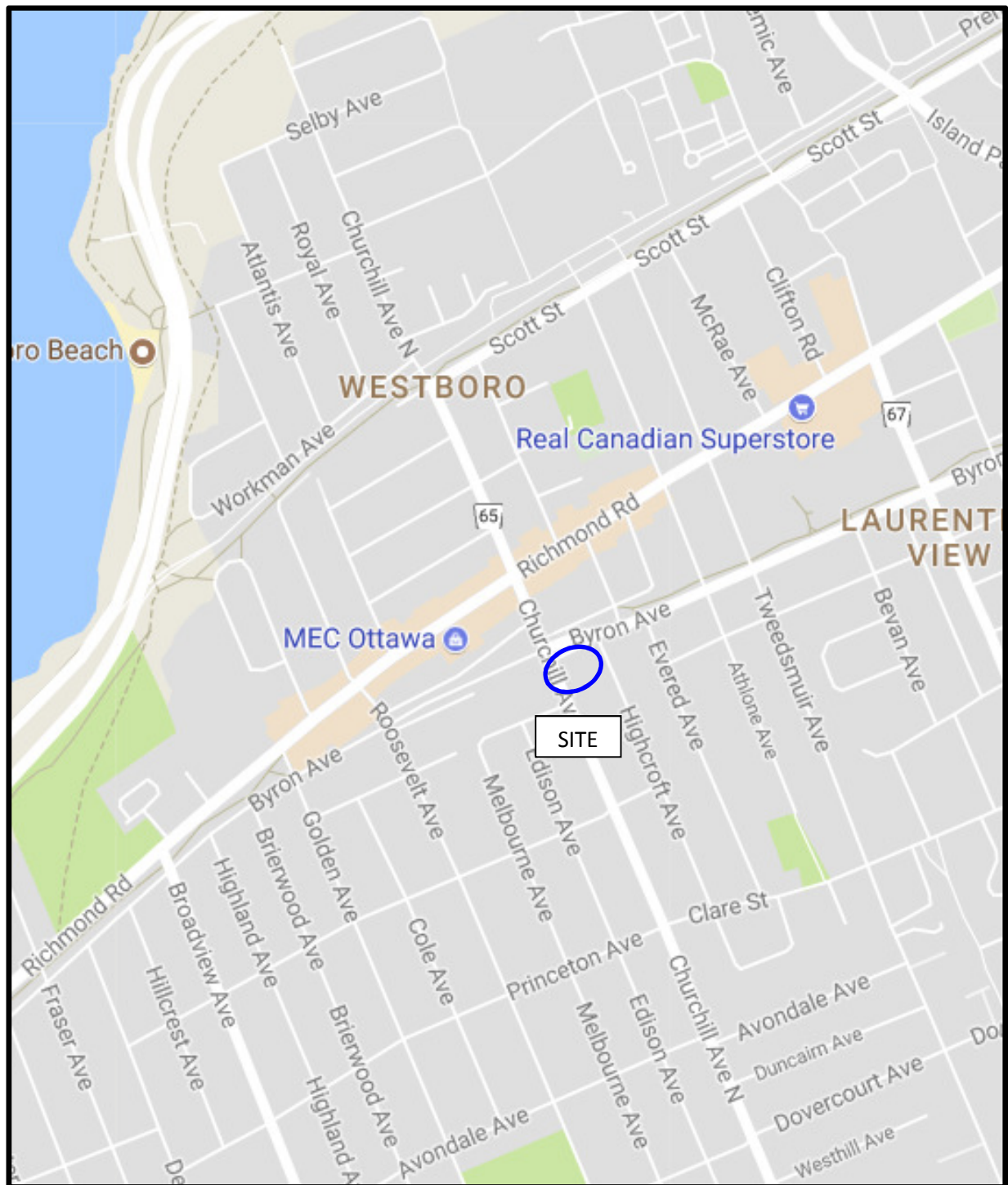


FIGURE 1
KEY PLAN

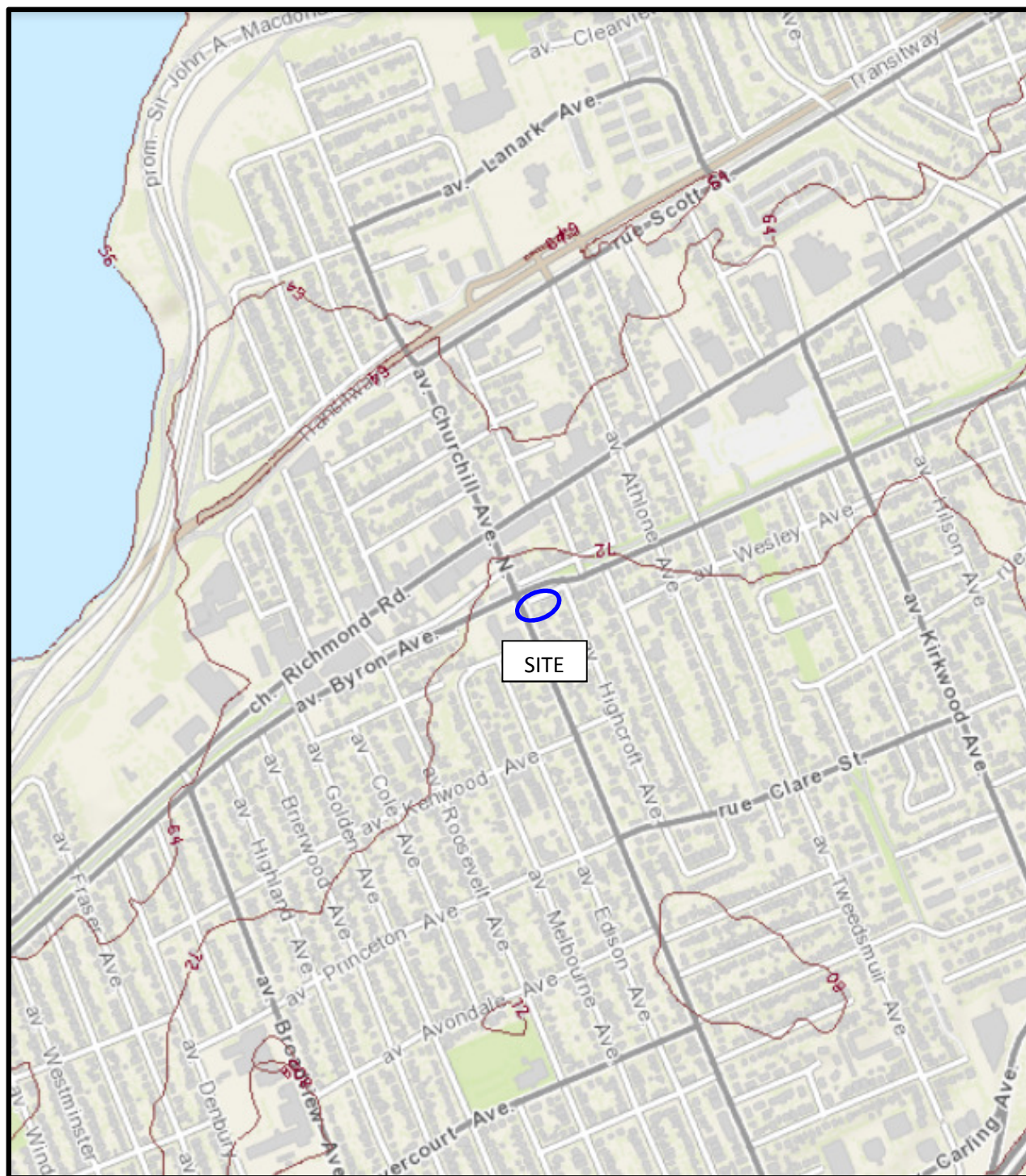
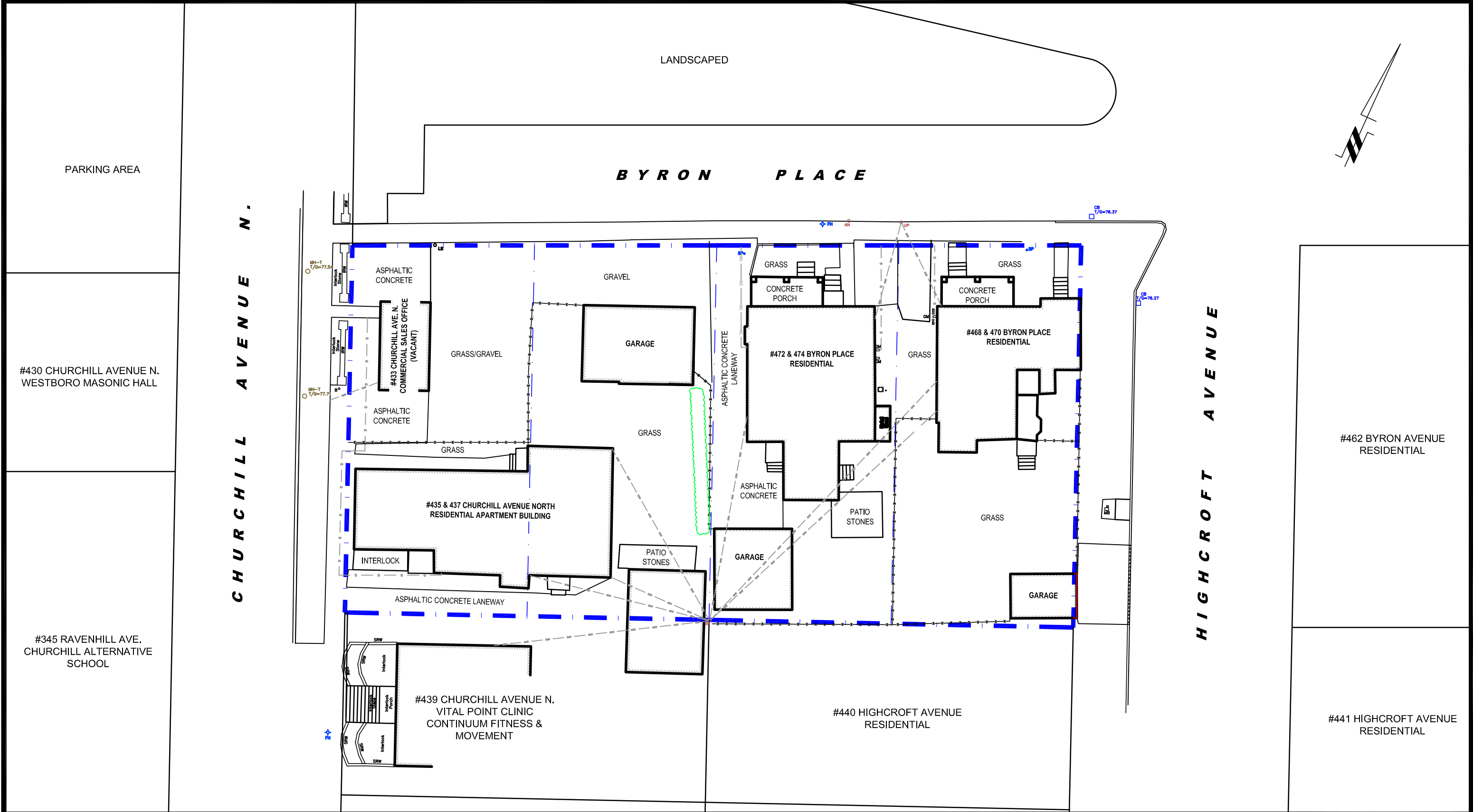


FIGURE 2
TOPOGRAPHIC MAP



patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

2592532 ONTARIO INC.

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

433 & 435 CHURCHILL AVENUE N. AND 468 & 472 BYRON PLACE

OTTAWA, ONTARIO

Title:

SITE PLAN

Scale:	1:300	Date:	11/2018
Drawn by:	MPG	Report No.:	PE4453-1
Checked by:	KM	Dwg. No.:	PE4453-1
Approved by:	MSD	Revision No.:	0

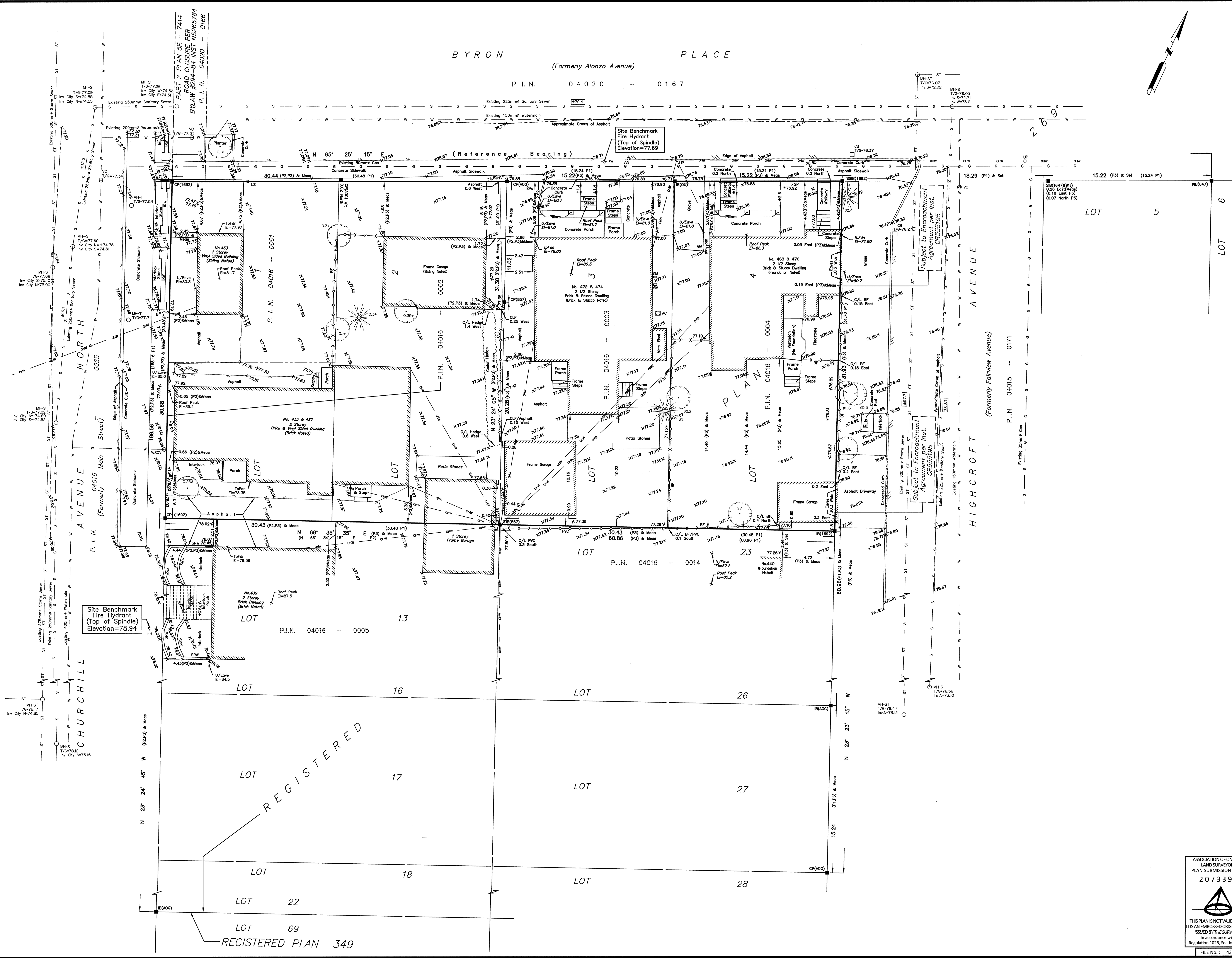
APPENDIX 1

PLAN OF SURVEY

CHAIN OF TITLE

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

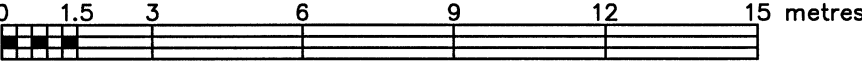


TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 1, 2, 3 AND 4
REGISTERED PLAN 269
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 150



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note

Bearings are MTM grid, referred to southerly limit of Byron Place, having a bearing of N65°25'15"E as shown on plan by (1692) dated July 25, 2016 (File No. 280-16) and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
- Elevations are derived from a site benchmark shown on a plan by (1692) dated July 25, 2016 (File No. 280-16) having a published elevation of 78.94 metres.
- 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

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: Sheets No. E-04-23, E-04-24, 15350p24, 15350p25, Plan no.1836 sheet 1 of 1, Plan no.16558 sheets 29 and 39 of 111.
- Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa Utility Sheets.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Denotes	Survey Monument Found
SIB	Standard Iron Bar
IB	Short Standard Iron Bar
IBP	Iron Bar
CP	Round Iron Bar
(Wit)	Concrete Pin
Meas	Witness
(P1)	Measured
(P2)	Registered Plan 269
(P3)	Plan By (1692) Dated July 25, 2016 (File No. 280-16)
(P4)	Plan By (1692) Dated September 19, 2018 (File No. 432-18)
○ MH-ST	Maintenance Hole (Storm)
○ MH-S	Maintenance Hole (Sanitary)
○ MH-T	Maintenance Hole (Traffic)
○ VC	Valve Chamber (Watermain)
○ WSOV	Water Shut-off Valve
ST	Underground Storm Sewer
S	Underground Sanitary Sewer
W	Underground Water
OW	Overhead Wires
G	Underground Gas
UP	Utility Pole
AN	Anchor
CB	Catch Basin
FH	Fire Hydrant
SP	Water Stand Post
Inv.	Invert
T/G	Top of Grate
GM	Gas Meter
BM	Bollard
AC	Mail Box
CLF	Air Conditioner
BF	Chain Link Fence
PF	Board Fence
PVC	Picket Fence
SRW	Plastic/Vinyl Fence
IRW	Stone Retaining Wall
TOW	Interlock Retaining Wall
C/L	Top of Wall
EI	Centreline
Ø	Elevation
TpFdn	Diameter
U/Eave	Top of Foundation
+65.00	Underside of Eave
+65.00	Location of Elevations
	Top of Concrete Curb Elevations
	Property Line
○	Deciduous Tree
✱	Coniferous Tree

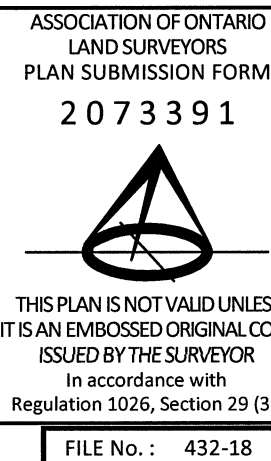
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Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
 - The survey was completed on the 17th day of September, 2018.

Date: Oct 19/18
Signature: Jamie Leslie
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.



ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL: (613) 727-8226 FAX: (613) 727-1826

FILE No.: 432-18



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Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

Patersongroup
Attn: Karyn Munch

BRIEF DESCRIPTION OF LAND:

433 Churchill Ave., 472 Byron place, 468 Byron Place, and 435 Churchill Ave., Ottawa
Part of Lot 1, Plan 269; Part of Lots 1 and 2, Plan 269; Lot 3, Plan 269; Lot 4, Plan 269

PIN: 04016-0001

04016-0002

04016-0003

04016-0004

LAST REGISTERED OWNER: 2592532 ONTARIO INC.

CHAIN OF TITLE:

Deed NP1848 registered Mar 14, 1873

From Joseph Birch to Richard Birch

Foreclosure NP7154 registered Feb 18, 1881

To John Roberts

Deed NP13318 registered May 9, 1888

From John Roberts to Peter Paysant

Deed NP22731 registered June 2, 1905

From Jane Paysant and Peter Paysant to John L. Rochester, William F. Garland and Ruglas Birch

Plan 269 registered Jun 25, 1909

By John L. Rochester, William F. Garland and Ruglas Birch (also spelt Birtch)

Part Lot 1 (PIN 0001)

Deed NP23265 registered Feb 7, 1910
From John L. Rochester, William F. Garland and Ruglas Birtch to Ruglas Birtch

Deed NP25145 registered Feb 27, 1914
From Ruglas Birtch to Charles W. Ross

Deed NP30808 registered Oct 11, 1916 (part)
From Charles W. Ross to Donald A. MacEachern

Deed NP44180 registered Mar 29, 1934 (part)
From Donald A. MacEachern to Charles W. Ross

Tax Deed NP49083 registered Apr 15, 1942
From Corporation of the Township of Nepean to Corporation of the Township of Nepean

Deed NP54479 registered Apr 11, 1946
From Corporation of the Township of Nepean to William A. Brown and Herbert E. Brown

Deed NP60129 registered Jul 31, 1943
From William A. Brown and Herbert E. Brown to Ernest R. Beckwith

Deed OT1217 registered Apr 28, 1958
From Ernest A. Beckwith to The Ottawa Citizen

Deed CR607975 registered Mar 27, 1972
From The Ottawa Citizen, a division of Southern Press Limited to Ainsley Thomas Elliott Anderson, in trust

Lease CR611815 registered Jun 6, 1972
From Ainsley Thomas Elliott Anderson to Capital City Gas and Fuels Limited

Deed N733102 registered Dec 4, 1995
From Ainsley Thomas Elliott Anderson, in trust to Adam Terry Inc.

Deed OC1806647 registered Jul 15, 2016
From Adam Terry Inc. to Neoteric Developments Inc.

Deed OC1923416 registered Aug 25, 2017
From Neoteric Developments Inc. to 2592532 Ontario Inc.

Part Lots 1 and 2 (PIN 0002)

Deed NP23265 registered Feb 7, 1910
From John L. Rochester, William F. Garland and Ruglas Birtch to Ruglas Birtch

Deed NP22818 registered Jul 3, 1909
From John L. Rochester, William F. Garland and Ruglas Birtch to Charles W. Close

Deed NP24349 registered May 31, 1911
From Charles W. Close to Charles W. Ross

Deed NP25145 registered Feb 27, 1914
From Ruglas Birtch to Charles W. Ross

Deed NP30808 registered Oct 11, 1916
From Charles W. Ross to Donald A. MacEachern

Deed NP34527 registered Apr 11, 1921
From Charles W. Ross to Donald A. MacEachern

Deed NP39355 registered May 21, 1926
From Donald A. MacEachern to John Ferguson

Deed NP44180 registered Mar 29, 1934
From Donald A. MacEachern to Charles W. Ross

Deed NP46757 registered Jun 13, 1939
From estate of John Ferguson to Wallace Ferguson

Deed NP47577 registered Aug 30, 1930
From Wallace Ferguson to Arthur P. McLennan and Catherine McLennan

Tax Deed NP49083 registered Apr 15, 1942
From Corporation of the Township of Nepean to Corporation of the Township of Nepean

Deed NP54479 registered Apr 11, 1946
From Corporation of the Township of Nepean to William A. Brown and Herbert E. Brown

Deed NP60129 registered Jul 31, 1943
From William A. Brown and Herbert E. Brown to Ernest R. Beckwith

Deed OT720 registered Mar 14, 1950
From Ernest R. Beckwith to Arthur P. McLennan

Deed CR384394 registered Feb 13, 1959
From estate of Arthur P. McLennan to Orpha, Albert G. and Doreen E. Searle

Deed CR397155 registered Nov 2, 1959
From Orpha, Albert G. and Doreen E. Searle to John Krapiec and Hilja Krapiec

Deed OC521213 registered Oct 11, 2005
From John Krapiec and Hilja Krapiec to John Krapiec, Hilja Krapiec, John Arnold Krapiec, and Joseph David Krapiec

Survivorship OC1455911 registered Feb 27, 2013
From John Krapiec to Hilja Krapiec, John Arnold Krapiec, and Joseph David Krapiec

Deed OC1806648 registered Jul 15, 2016
From Hilja Krapiec, John Arnold Krapiec, and Joseph David Krapiec to Neoteric
Developments Inc.

Deed OC1923416 registered Aug 25, 2017
From Neoteric Developments Inc. to 2592532 Ontario Inc.

Lot 3 (PIN 0003)

Deed NP22818 registered Jul 3, 1909
From John L. Rochester, William F. Garland and Ruglas Birtch to Charles W. Close

Deed NP24349 registered May 31, 1911
From Charles W. Close to Charles W. Ross

Deed NP29396 registered May 7, 1915
From Charles W. Ross to Christopher Draffin

Deed NP34465 registered mar 21, 1921
From Christopher Draffin to Emma McLachlan

Deed NP41500 registered Jun 28, 1929
From Emma McLachlan to Mary Purvis

Deed NP45522 registered Dec 15, 1936
From Mary Purvis to Joseph Patrick

Deed CR324340 registered Aug 1, 1954
From estate of Joseph Patrick to Wilson James Kingsley and Marjorie Isabelle Kingsley

Survivorship OC411751 registered Dec 1, 2004
From Wilson James Kingsley to Marjorie Isabelle Kingsley

Deed OC635895 registered Sep 1, 2006
From Marjorie Isabelle Kingsley to Andrew Scott Gullins

Deed OC2007680 registered Jun 28, 2018
From Andrew Scott Gullins to 2592532 Ontario Inc.

Lot 4 (PIN 0004)

Deed NP24309 registered May 5, 1911
From John L. Rochester, William F. Garland and Ruglas Birtch to Rosabelle McDougall

Deed NP26111 registered Nov 29, 1912
From Rosabelle McDougall to George A. young

Deed NO26719 registered May 23, 1913
From George A. Young to Christopher Draffin

Deed NP40422 registered Dec 7, 1927
From Christopher Draffin to Leonard C. Purvis

Deed CR373933 registered Jun 30, 1958
From Ellen Purvis to Godfrey Moulds

Deed CR431365 registered Sep 15, 1961
From Godfrey Moulds to Maynard Augustine McEvoy and Edna Irene McEvoy

Deed OC210258 registered Jun 19, 2003
From Maynard Augustine McEvoy and Edna Irene McEvoy to Philip Laird

Deed OC483698 registered Jul 11, 2005
From Philip Laird to Suleyman Tarkan Karsidag and Thais Clare Karsidag

Deed OC1515163 registered Sep 3, 2013
From Suleyman Tarkan Karsidag and Thais Clare Karsidag to Robert Johnson Alexander Turner and Alicia Alexander Marie McCarthy

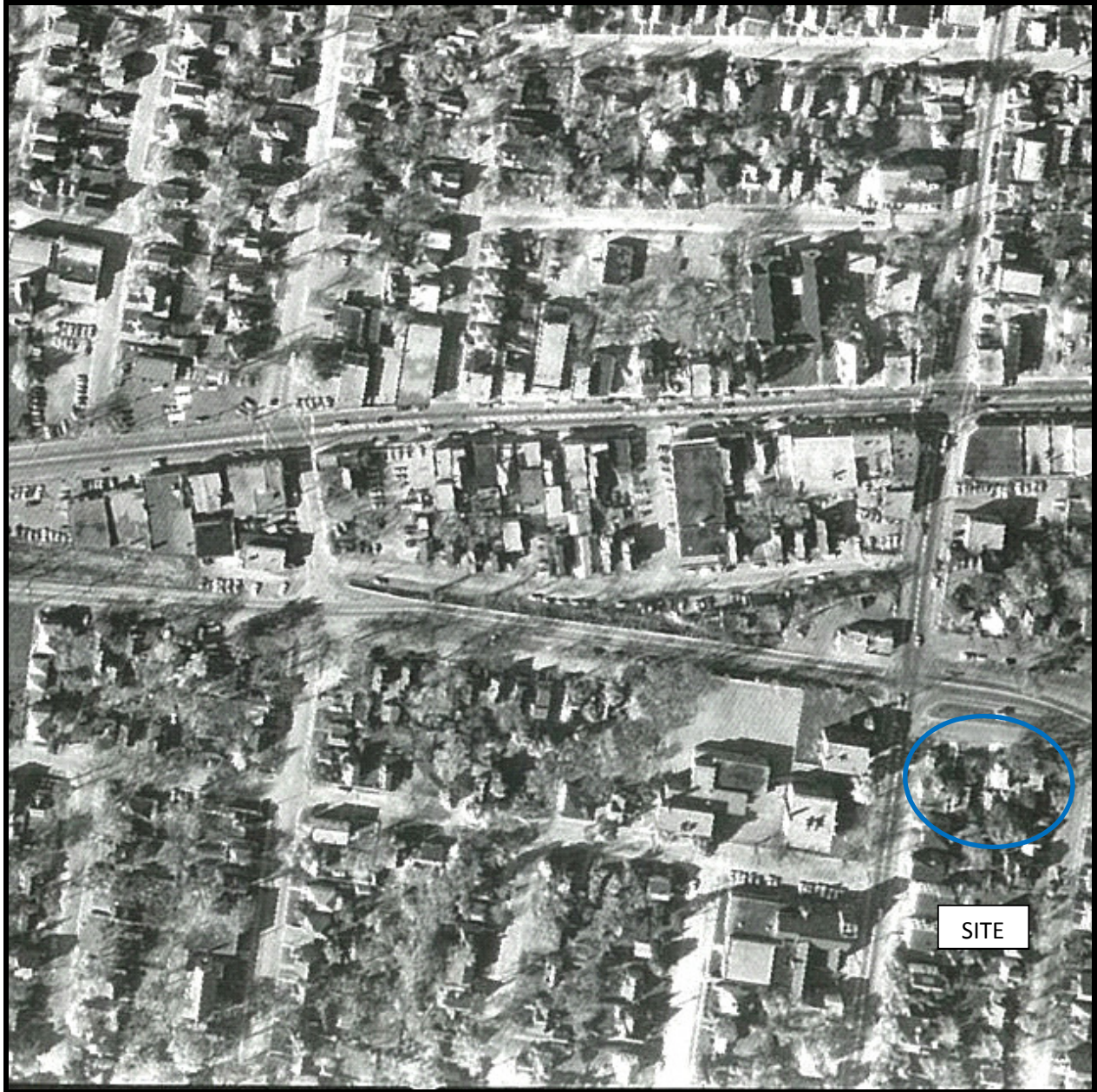
Deed OC2040097 registered Sep 28, 2018
From Robert Johnson Alexander Turner and Alicia Alexander Marie McCarthy to 2592532 Ontario Inc.



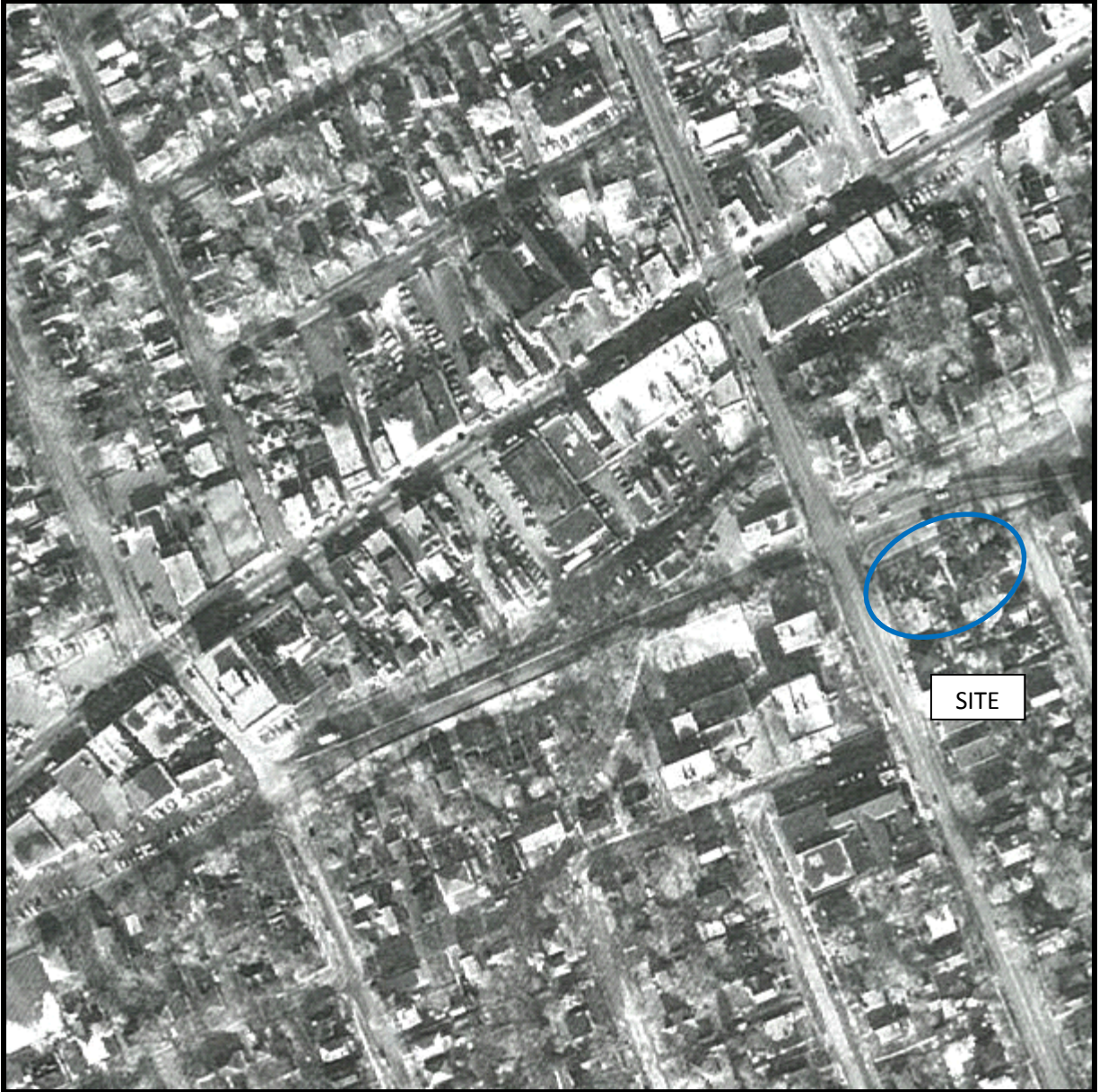
AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1945



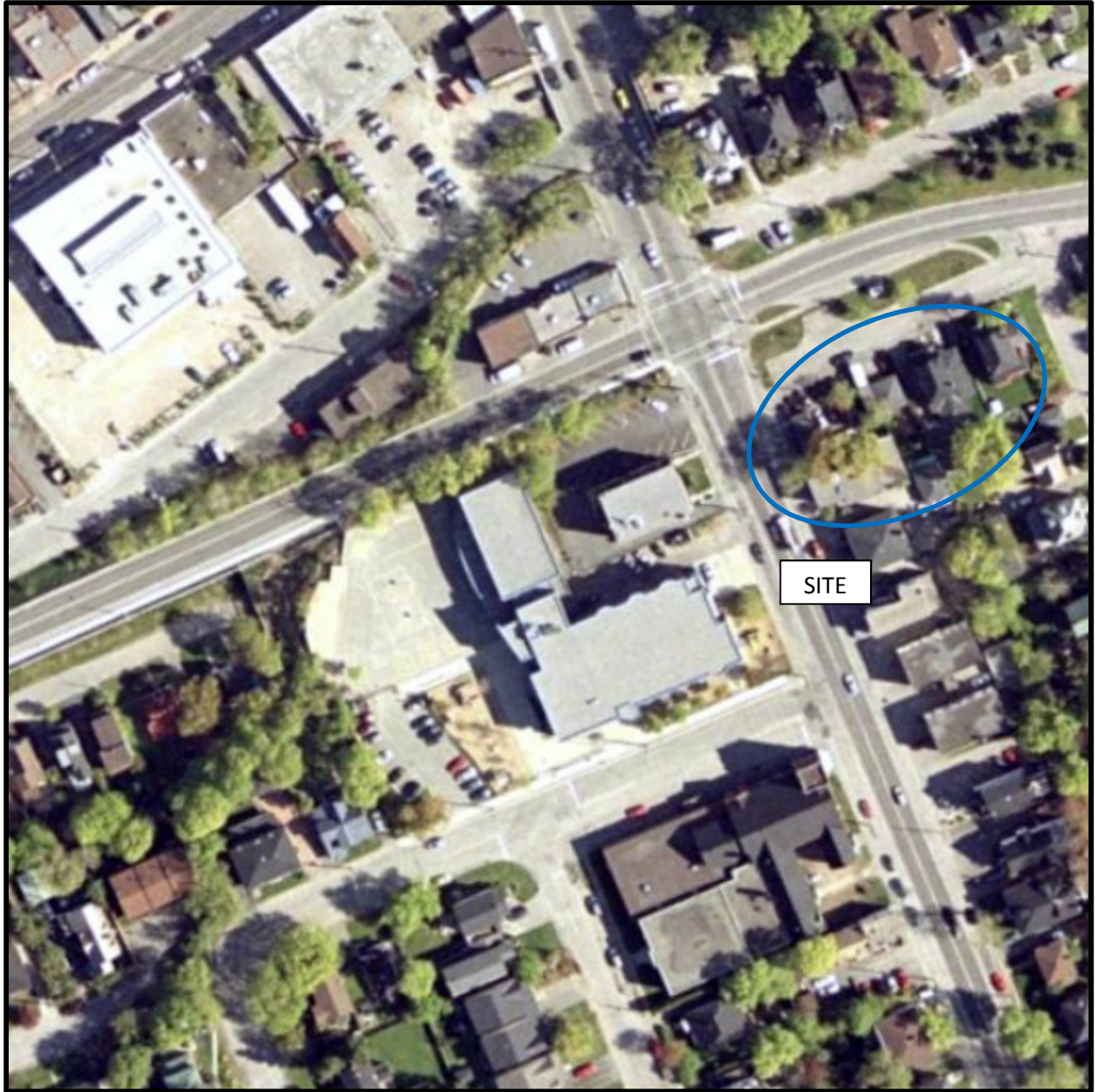
AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1990



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2014

Site Photographs

PE4453

433, 435 Churchill Avenue North and 468, 472 Byron Place

November 9, 2018



Photograph 1: Photograph illustrates the commercial sales office (433 Churchill Avenue North) on the northwestern portion of the Phase I Property, facing southeast.



Photograph 2: Photograph illustrates north-central portion of the Phase I Property, facing east.

Site Photographs

PE4453

433, 435 Churchill Avenue North and 468, 472 Byron Place

November 9, 2018



Photograph 3: View of west-central portion of the Phase I Property, facing east. Photo illustrates south portion of commercial lot and north portion of residential building at 435-437 Churchill Avenue North.



Photograph 4: View of southwestern portion of the Phase I Property, facing east. Photograph illustrates south face of 435-437 Churchill Avenue North, laneway and private garage shared with adjacent property to the south.

Site Photographs

PE4453

433, 435 Churchill Avenue North and 468, 472 Byron Place

November 9, 2018



Photograph 5: View of private garage on north-central portion of the Phase I Property (435-437 Churchill Avenue North), facing south.



Photograph 6: Photograph illustrates east addition of residential building addressed 468-470 Byron Place, on northeastern portion of the Phase I Property, facing southeast.

Site Photographs

PE4453

433, 435 Churchill Avenue North and 468, 472 Byron Place

November 9, 2018



Photograph 7: Photograph illustrates Byron Place, followed by Byron Avenue and commercial businesses to the north of the Phase I Property, facing north.



Photograph 8: Photograph illustrates Churchill Avenue North followed by Westboro Masonic Hall to the west of the Phase I Property.

Site Photographs

PE4453

433, 435 Churchill Avenue North and 468, 472 Byron Place

November 9, 2018



Photograph 9: Photograph illustrates existing drycleaner further to the northwest of the Phase I Property across Churchill Avenue North and Byron Avenue.



Photograph 10: Photograph illustrates Highcroft Avenue and residential dwellings east and south of the Phase I Property.

APPENDIX 2

MECP FREEDOM OF INFORMATION SEARCH

TSSA CORRESPONDENCE

MECP WELL RECORDS

CITY OF OTTAWA HLUI SEARCH

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 Karyn Munch Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: kmunch@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE4453	Signature/Print /Name of Requester Karyn Munch	<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) 433, 435 Churchill Avenue North and 468, 472 Byron Place (adjacent properties with one owner)				
Present Property Owner(s) and Date(s) of Ownership 2592532 Ontario Inc. (Circa 2017)				
Previous Property Owner(s) and Date(s) of Ownership Residential/Corrigan Auto Sales				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
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.				
	SD	Specify Year(s) Requested		
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, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Karyn Munch

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: November-19-18 11:28 AM
To: Karyn Munch
Subject: RE: Records Search Request - PE4453

Hello Karyn,

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: Karyn Munch <KMunch@Patersongroup.ca>

Sent: November 16, 2018 4:17 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: Records Search Request - PE4453

Good afternoon,

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

345 Ravenhill Avenue

430, 433, 435, 439 Churchill Avenue North

468 and 472 Byron Place

462 Byron Avenue

440 and 441 Highcroft 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

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.

Measurements recorded in: ☐ Metric ☐ Imperial

Page 1 of 1

Well Owner's Information

First Name Springcross Properties	Last Name / Organization	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name) 6 Gurdwara Road	Municipality Ottawa	Province Ont	Postal Code K2E1B3
Telephone No. (inc. area code)			

Well Location

Address of Well Location (Street Number/Name) 450 Churchill Ave - North	Township Ottawa	Lot Lot 10.11	Concession
County/District/Municipality Ottawa Carleton	City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates Zone Easting Northing NAD 83 18 44 10 77 50 26 55 7	Municipal Plan and Sublot Number Plan 204	Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
dark brown	sand		Silty sand	0	2.67
			Concrete	2.67	3.05
grey			Limestone Bedrock	3.05	7.95
1 well installed					

Annular Space			
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	3.70	bentonite pellets	1/2 pail
3.70	7.95	filter sand	1/2 bag

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input checked="" type="checkbox"/> Diamond	<input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic <input type="checkbox"/> Municipal <input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Driving	<input type="checkbox"/> Livestock <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring <input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation <input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Air percussion	<input type="checkbox"/> Industrial
<input type="checkbox"/> Other, specify	<input type="checkbox"/> Other, specify

Construction Record - Casing				Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To	
3.5	plastic	0.3	0 4.25	<input type="checkbox"/> Water Supply
				<input type="checkbox"/> Replacement Well
				<input checked="" type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well
				<input type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To
4.1	plastic	10	4.25 7.95

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From To	Diameter (cm/in)
		0 3.10	7.5
		3.10 7.95	5.6

Business Name of Well Contractor OCS inc		Well Contractor's Licence No. 6191614
Business Address (Street Number/Name) 5518 Appleton Side Road		Municipality Almonte
Province Ontario	Postal Code K0A1A0	Business E-mail Address oasinc@bellnet.ca
Bus. Telephone No. (inc. area code) 613/2567666		Name of Well Technician (Last Name, First Name) Echlin, Chad
Well Technician's Licence No. 312199		Date Submitted 2010/11/06

Results of Well Yield Testing			
After test of well yield, water was:		Draw Down	
<input type="checkbox"/> Clear and sand free		Time (min)	Water Level (m/ft)
<input type="checkbox"/> Other, specify		Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	
Pump intake set at (m/ft)		1	1
Pumping rate (l/min / GPM)		2	2
Duration of pumping hrs + min		3	3
Final water level end of pumping (m/ft)		4	4
If flowing give rate (l/min / GPM)		5	5
Recommended pump depth (m/ft)		10	10
Recommended pump rate (l/min / GPM)		15	15
Well production (l/min / GPM)		20	20
Disinfected?		25	25
<input type="checkbox"/> Yes <input type="checkbox"/> No		30	30
		40	40
		50	50
		60	60

Map of Well Location

Please provide a map below following instructions on the back.

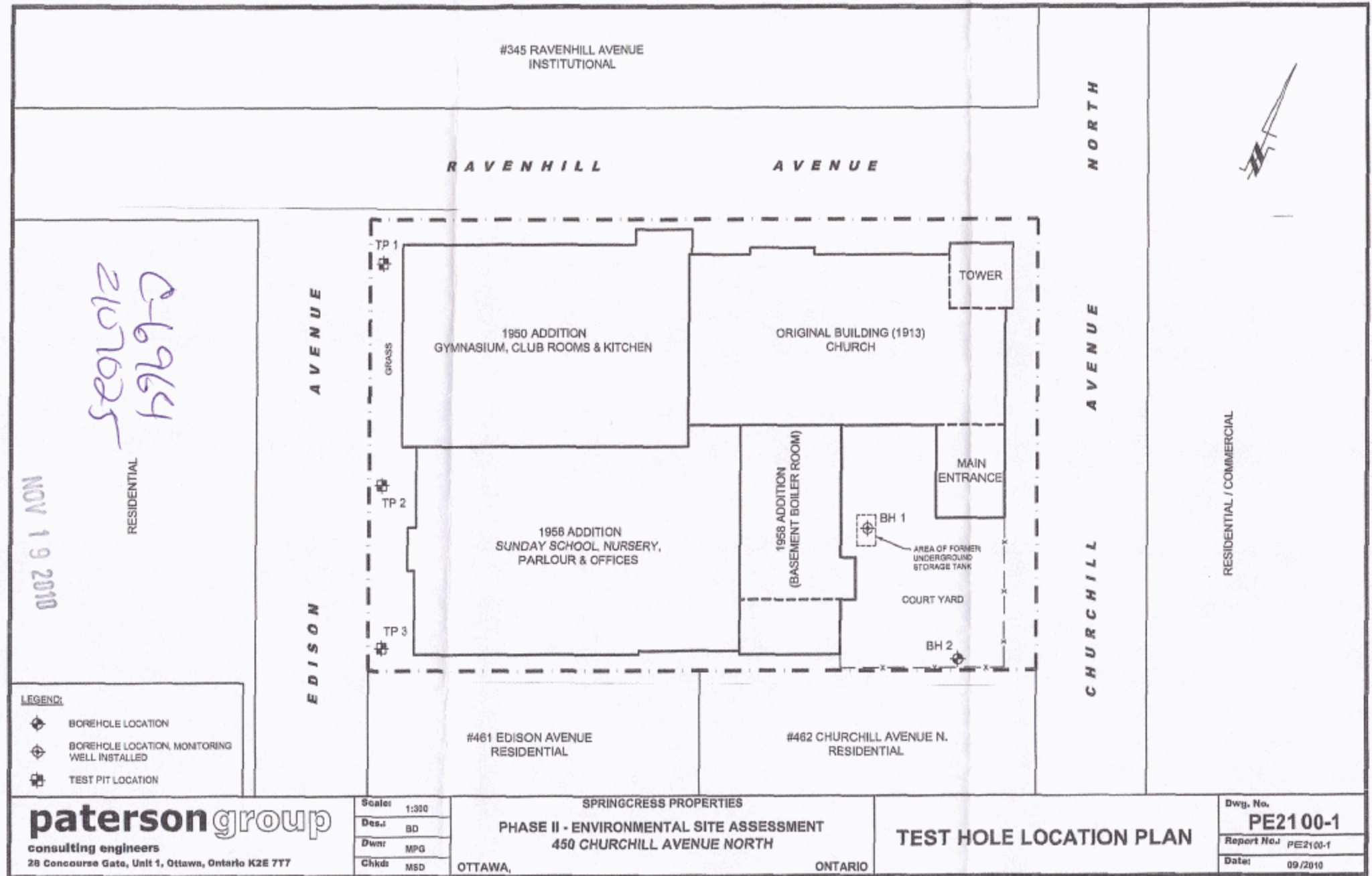
Site plan and area map are enclosed.

Comments:

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y/Y/Y/M/M/D/D 2010/09/15	Date Work Completed 2010/09/15
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Ministry Use Only	
Audit No. 2107025	Received NOV 19 2010

Ottawa



Ottawa

Roads

Transportation

Property

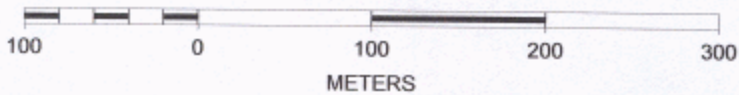
 Property Parcels

Surface Water

Boundaries



SCALE 1 : 4,537



N



C-6964
210705

NOV 19 2010

Address of Well Location (Street Number/Name) 337 Richmond Rd		Township	Lot	Concession
County/District/Municipality		City/Town/Village Ottawa	Province Ontario	Postal Code
UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number
NAD	83	4844097	15026319	

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
Brn	Sand	Gravel	Soft, dry	0	.61
Gry	limestone		Hard, dry	.61	9.14

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 .31	Concrete / Flushmount	
.31 1.5	Benseal	
1.5 9.14	Sand	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input checked="" type="checkbox"/> Monitoring
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
4.03	PVC	.368	0	1.5	<input type="checkbox"/> Water Supply <input checked="" type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		Status of Well
			From	To	
4.82	PVC	10	1.5	9.14	<input type="checkbox"/> Other, specify

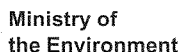
Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
0	Gas	0	9.14
0	Other, specify	9.14	5.71

Business Name of Well Contractor Strata Soil Sampling	Well Contractor's Licence No. 7241
Business Address (Street Number/Name) 147-2 West Beaver Creek Rd	Municipality Richmond Hill
Province ON	Postal Code L4B1C6
Business E-mail Address wrecords@stratasoil.com	
Bus. Telephone No. (inc. area code) 9057649304	Name of Well Technician (Last Name, First Name) Beatty Brian
Well Technician's Licence No. 3616	Signature of Technician and/or Contractor <i>[Signature]</i>
Date Submitted 20110911	

After test of well yield, water was:	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
<input type="checkbox"/> Clear and sand free				
<input type="checkbox"/> Other, specify				
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
	4		4	
Duration of pumping hrs + min	5		5	
Final water level end of pumping (m/ft)	10		10	
If flowing give rate (l/min / GPM)	15		15	
	20		20	
Recommended pump depth (m/ft)	25		25	
Recommended pump rate (l/min / GPM)	30		30	
Well production (l/min / GPM)	40		40	
	50		50	
Disinfected?	60		60	
<input type="checkbox"/> Yes <input type="checkbox"/> No				

Map of Well Location
Please provide a map below following instructions on the back.

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered Y Y Y Y M M D D 20110908	Ministry Use Only Audit No. z134378 NOV 15 2011 Received
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Well Tag No. (Place Sticker and/or Print Below)

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☒ Metric ☐ Imperial

Page of

Well Owner's Information

First Name	Last Name / Organization Churchill Alternative School		E-mail Address		<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name) 345 Ravenhill Ave.		Municipality Ottawa	Province Ontario	Postal Code K2A 0J5	Telephone No. (inc. area code) 613 596 8762

Well Location

Address of Well Location (Street Number/Name) 345 Ravenhill Ave. Well #3				Township Ottawa		Lot 345		Concession			
County/District/Municipality Ottawa Carleton				City/Town/Village Ottawa				Province Ontario		Postal Code 	
UTM Coordinates		Zone	Easting	Northing		Municipal Plan and Sublot Number				Other	
NAD 83		18	441053	5026604							

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

[illegible]

Annular Space

Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To		
137.15	1.82	Grouted with clear washed 3/4 inch grave	
		and 3/4 inch Bentonite Hole Plug	

Method of Construction

<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input type="checkbox"/> Air percussion	
<input type="checkbox"/> Other, <i>specify</i>	

Well Use

<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, <i>specify</i> _____		

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☒ Abandoned, other, *specify*

☐ Other, *specify*

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details


Water found at Depth _____ (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____
Water found at Depth _____ (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____
Water found at Depth _____ (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____

Hole Diameter

Depth (m/ft)		Diameter (cm/in)
From	To	

Well Contractor and Well Technician Information

Business Name of Well Contractor			Well Contractor's Licence No.			
Capital Water Supply Ltd.			1	5	5	8
Business Address (Street Number/Name)			Municipality			
Box 490			Stittsville			
Province	Postal Code	Business E-mail Address				

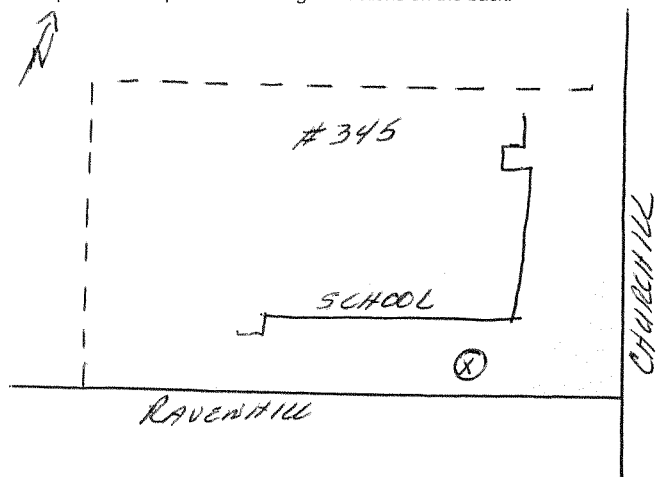
Province	Postal Code	Business E-mail Address
Ontario	K2S 1A6	office@capitalwater.ca
Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	
613 836 1766	Miller, Stephen	
Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
0 0 9 7		20130726

Results of Well Yield Testing

After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
	4		4	
Duration of pumping _____ hrs + _____ min	5		5	
Final water level end of pumping (m/ft)	10		10	
If flowing give rate (l/min / GPM)	15		15	
	20		20	
Recommended pump depth (m/ft)	25		25	
Recommended pump rate (l/min / GPM)	30		30	
	40		40	
Well production (l/min / GPM)	50		50	
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	60		60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only Audit No. 2172517
	Date Work Completed	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Y Y Y Y M M D D 2 0 1 3 0 7 2 5	



Well Record

Page of

Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name	Last Name / Organization Churchill Alternative School		E-mail Address			<input type="checkbox"/> Well Constructed by Well Owner		
Mailing Address (Street Number/Name) 345 Ravenhill Ave.		Municipality Ottawa	Province Ontario	Postal Code K2A 0J5	Telephone No. (inc. area code) 613 596 8767			

Well Location

Address of Well Location (Street Number/Name)				Township		Lot		Concession	
345 Ravenhill Ave. Well #4				Ottawa		345			
County/District/Municipality				City/Town/Village				Province	
Ottawa Carleton				Ottawa				Ontario	
								Postal Code	
UTM Coordinates		Zone	Easting	Northing		Municipal Plan and Sublot Number			Other
NAD 83		18	441043	5026629					

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

[illegible]

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
137.15	1.82	Grouted with clear washed 3/4 inch gravel	
		and 3/4 inch Bentonite Hole Plug	

Method of Construction

<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input type="checkbox"/> Air percussion	
<input type="checkbox"/> Other, <i>specify</i> _____	

Well Use

<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, <i>specify</i> _____		

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☒ Abandoned, other, *specify*
☐ Other, *specify*

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To


Water Details

Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____

Hole Diameter

Depth (m/ft)		Diameter (cm/in)
From	To	

Well Contractor and Well Technician Information

Business Name of Well Contractor					Well Contractor's Licence No.				
Capital Water Supply Ltd.					1 5 5 8				
Business Address (Street Number/Name)					Municipality				
Box 490					Stittsville				
Province		Postal Code		Business E-mail Address					
Ontario		K2S 1A6		office@capitalwater.ca					
Bus. Telephone No. (inc. area code)			Name of Well Technician (Last Name, First Name)						
613 836 1766			Miller, Stephen						
Well Technician's Licence No.			Signature of Technician and/or Contractor				Date Submitted		
0 0 9 7							20130726		

Results of Well Yield Testing

After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
	4		4	
Duration of pumping _____ hrs + _____ min	5		5	
Final water level end of pumping (m/ft)	10		10	
	15		15	
If flowing give rate (l/min / GPM)	20		20	
	25		25	
Recommended pump depth (m/ft)	30		30	
	40		40	
Recommended pump rate (l/min / GPM)	50		50	
	60		60	
Well production (l/min / GPM)				
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

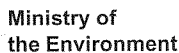
Map of Well Location

Please provide a map below following instructions on the back.

A hand-drawn map on lined paper. At the top left, there is a north arrow pointing towards the top-left corner. The map shows a rectangular area defined by dashed lines. Inside this area, the text "#345" is written in the upper left. To the right of the center, the word "SCHOOL" is written vertically next to a bracket-shaped outline. On the right side of the map, the word "CHURCHILL" is written vertically. At the bottom of the map, the word "RAVENHILL" is written horizontally. A circled 'X' is located on the right side of the map, near the "CHURCHILL" label.

Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only Audit No. Z 172516 Reduced
	YYYYMMDD Date Work Completed 20130725	



Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☒ Metric ☐ Imperial

Page of

Well Owner's Information

First Name	Last Name / Organization		E-mail Address			<input type="checkbox"/> Well Constructed by Well Owner		
	Churchill Alternative School							
Mailing Address (Street Number/Name)		Municipality	Province	Postal Code	Telephone No. (inc. area code)			
345 Ravenhill Ave.		Ottawa	Ontario	K2A 0J5	613 596 8762			

Well Location

Address of Well Location (Street Number/Name)				Township		Lot		Concession	
345 Ravenhill Ave. Well #2				Ottawa		345			
County/District/Municipality				City/Town/Village				Province	
Ottawa Carleton				Ottawa				Ontario	
UTM Coordinates		Zone	Easting	Northing		Municipal Plan and Sublot Number			Postal Code
NAD 83		18	440955	5226592					
						Other			

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)[illegible]

Annular Space			
Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To		
137.15	1.82	Grouted with Clear washed 3/4 inch gravel and 3/4 inch Bentonite Hole Plug	

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, <i>specify</i> _____		<input type="checkbox"/> Other, <i>specify</i> _____		

Construction Record - Casing					Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply
			From	To	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

☐ Insufficient Supply

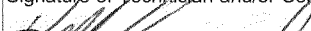
☐ Abandoned, Poor Water Quality

☒ Abandoned, other, *specify* _____

☐ Other, *specify* _____

Water Details		Hole Diameter	
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	Depth (m/ft) From	Diameter To (cm/in)
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____		
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____		

Well Contractor and Well Technician Information

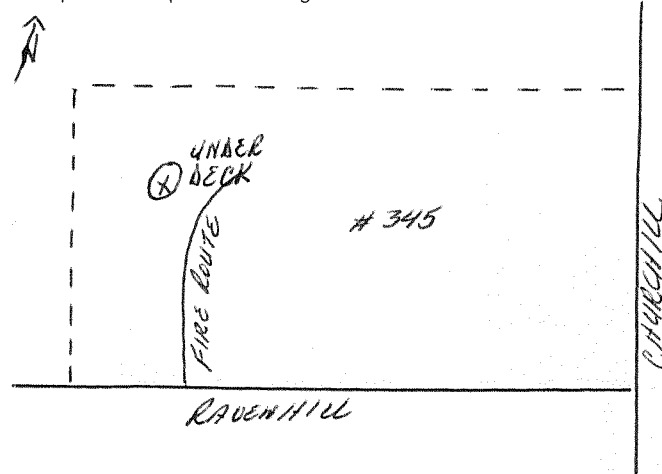
Business Name of Well Contractor										Well Contractor's Licence No.			
Capital Water Supply Ltd.										1 5 5 8			
Business Address (Street Number/Name)										Municipality			
Box 490										Stittsville			
Province			Postal Code			Business E-mail Address							
Ontario			K2S 1A6			office@capitalwater.ca							
Bus.Telephone No. (inc. area code)						Name of Well Technician (Last Name, First Name)							
613 836 1766						Miller, Stephen							
Well Technician's Licence No.			Signature of Technician and/or Contractor					Date Submitted					
0 0 9 7								2 0 1 3 0 7 2 6					

Results of Well Yield Testing

After test of well yield, water was:	Draw Down		Recovery	
<input type="checkbox"/> Clear and sand free	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
<input type="checkbox"/> Other, <i>specify</i> _____	Static Level			
If pumping discontinued, give reason:	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping _____ hrs + _____ min	4		4	
Final water level end of pumping (m/ft)	5		5	
If flowing give rate (l/min / GPM)	10		10	
Recommended pump depth (m/ft)	15		15	
Recommended pump rate (l/min / GPM)	20		20	
Well production (l/min / GPM)	25		25	
Disinfected?	30		30	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	40		40	
	50		50	
	60		60	

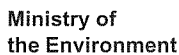
Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only Audit No. Z 172518 Received MAR 21 2014
	Date Work Completed	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Y Y Y Y M M D D 2 0 1 3 0 7 2 5	



Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☒ Metric ☐ Imperial

Page of

Well Owner's Information

First Name		Last Name / Organization		E-mail Address			<input type="checkbox"/> Well Constructed by Well Owner	
		Churchill Alternative School						
Mailing Address (Street Number/Name)			Municipality	Province	Postal Code	Telephone No. (inc. area code)		
345 Ravenhill Ave.			Ottawa	Ontario	K2A 0J5	613 596 8762		

Well Location

Address of Well Location (Street Number/Name)				Township		Lot		Concession	
345 Ravenhill Ave. Well #1				Ottawa		345			
County/District/Municipality				City/Town/Village				Province	
Ottawa Carleton				Ottawa				Ontario	
UTM Coordinates		Zone	Easting	Northing		Municipal Plan and Sublot Number			Other
NAD 83		18	440923	5226562					

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)[illegible]

Annular Space

Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From	To		
137.15	1.82	Grouted with clear washed 3/4 inch gravel	
		and 3/4 inch Bentonite Hole Plug	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, *specify* _____

Well Use

☐ Public ☐ Commercial ☐ Not used
☐ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, *specify* _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☒ Abandoned, other, *specify*

☐ Other, *specify*

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To


Water Details

Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, <i>specify</i> _____
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, <i>specify</i> _____
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, <i>specify</i> _____

Hole Diameter

Depth (<i>m/ft</i>)		Diameter (<i>cm/in</i>)
From	To	

Well Contractor and Well Technician Information

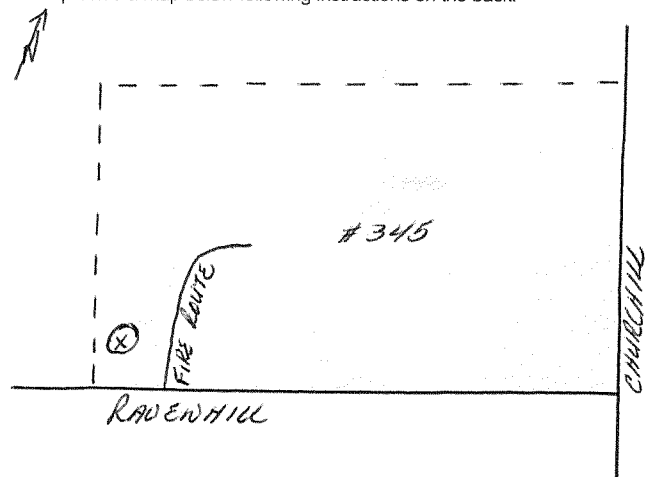
Business Name of Well Contractor										Well Contractor's Licence No.			
Capital Water Supply Ltd.										1	5	5	8
Business Address (Street Number/Name)										Municipality			
Box 490										Stittsville			
Province			Postal Code			Business E-mail Address							
Ontario			K2S 1A6			office@capitalwater.ca							
Bus. Telephone No. (inc. area code)				Name of Well Technician (Last Name, First Name)									
613 836 1766				Miller, Stephen									
Well Technician's Licence No.				Signature of Technician and/or Contractor				Date Submitted					
0 0 9 7								2 0 1 3 0 7 2 6					

Results of Well Yield Testing

After test of well yield, water was:		Draw Down		Recovery	
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level			
		1		1	
Pump intake set at (m/ft)		2		2	
		3		3	
Pumping rate (l/min / GPM)		4		4	
		5		5	
Duration of pumping _____ hrs + _____ min		10		10	
		15		15	
Final water level end of pumping (m/ft)		20		20	
		25		25	
If flowing give rate (l/min / GPM)		30		30	
		40		40	
Recommended pump depth (m/ft)		50		50	
		60		60	
Recommended pump rate (l/min / GPM)					
Well production (l/min / GPM)					
Disinfected?					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only Audit No. Z 172519 Received 11/23/2017
	Y Y Y Y M M D D Date Work Completed 2 0 1 3 0 7 2 5	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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Map: Well records

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

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Well ID

Well ID Number: 7198182
 Well Audit Number: Z163364
 Well Tag Number: A141813

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

Well Location

Address of Well Location	380 RICHMOND ROAD
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	OTTAWA
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 440878 Northing: 5026667
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
RED				0 m	.31 m
GREY	GRVL	SAND	LOOS	.31 m	.61 m
BRWN	SAND	GRVL	SOFT	.61 m	1.22 m
GREY	LMSN		LYRD	1.22 m	10.67 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 m	.31 m	CONCRETE/FLUSHMOUNT	
.31 m	7.01 m	BENTONITE	
7.01 m	10.67 m	FILTER SAND	

Method of Construction & Well Use

Method of Construction	Well Use
Air Percussion	Monitoring and Test Hole

Status of Well

Test Hole

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
4.03 cm	PLASTIC	0 m	7.62 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
4.82 cm	PLASTIC	7.62 m	10.67 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	1.52 m	11.43 cm
1.52 m	10.67 m	7.62 cm

Audit Number: Z163364

Date Well Completed: January 25, 2013

Date Well Record Received by MOE: March 07, 2013

Updated: March 20, 2017

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[Technical documentation: Metadata record](#)

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Well ID

Well ID Number: 7224473

Well Audit Number: C22339

Well Tag Number: A147227

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: 441131
	Northing: 5026894
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
----------------------	------

Hole Diameter

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

Audit Number: C22339

Date Well Completed: May 12, 2014

Date Well Record Received by MOE: July 24, 2014

Updated: March 20, 2017

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- [Jobs and employment](#)
- [Law and safety](#)
- [Laws](#)
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- [privacy](#)
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File Number: D06-03-18-0075

4 December 2018

Karyn Munch
Paterson Group
154 Colonnade Road
Ottawa, ON, K1E 7J5

Sent via email [kmunch@patersongroup.ca]

Dear Ms. Munch,

**Re: Information Request
433, 435 Churchill Avenue & 468, 472 Byron Place, Ottawa, Ontario
("Subject Properties")**

Internal Department Circulation

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

- Disposals and Environmental Remediation: The subject properties are within 500 M of former landfill Ur-19 – McRae Avenue. The City has no information regarding the current environmental conditions of this former landfill as the site is under private ownership.

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There is one (1) activity associated with the Subject Properties: Activity Number 13479.

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

*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. 21690
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. 21690
Télééc: (613) 560-6006
www.ottawa.ca

- There are four (4) activities associated with properties located within 50m of the Subject Properties: Activity Numbers 1470, 6267, 8073, 13122.

Please note that none of the Activity Numbers 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 Properties. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact Craig Hamilton at 613-580-2424 ext. 21690 or HLUI@ottawa.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig H.', is positioned above the printed name.

Craig Hamilton

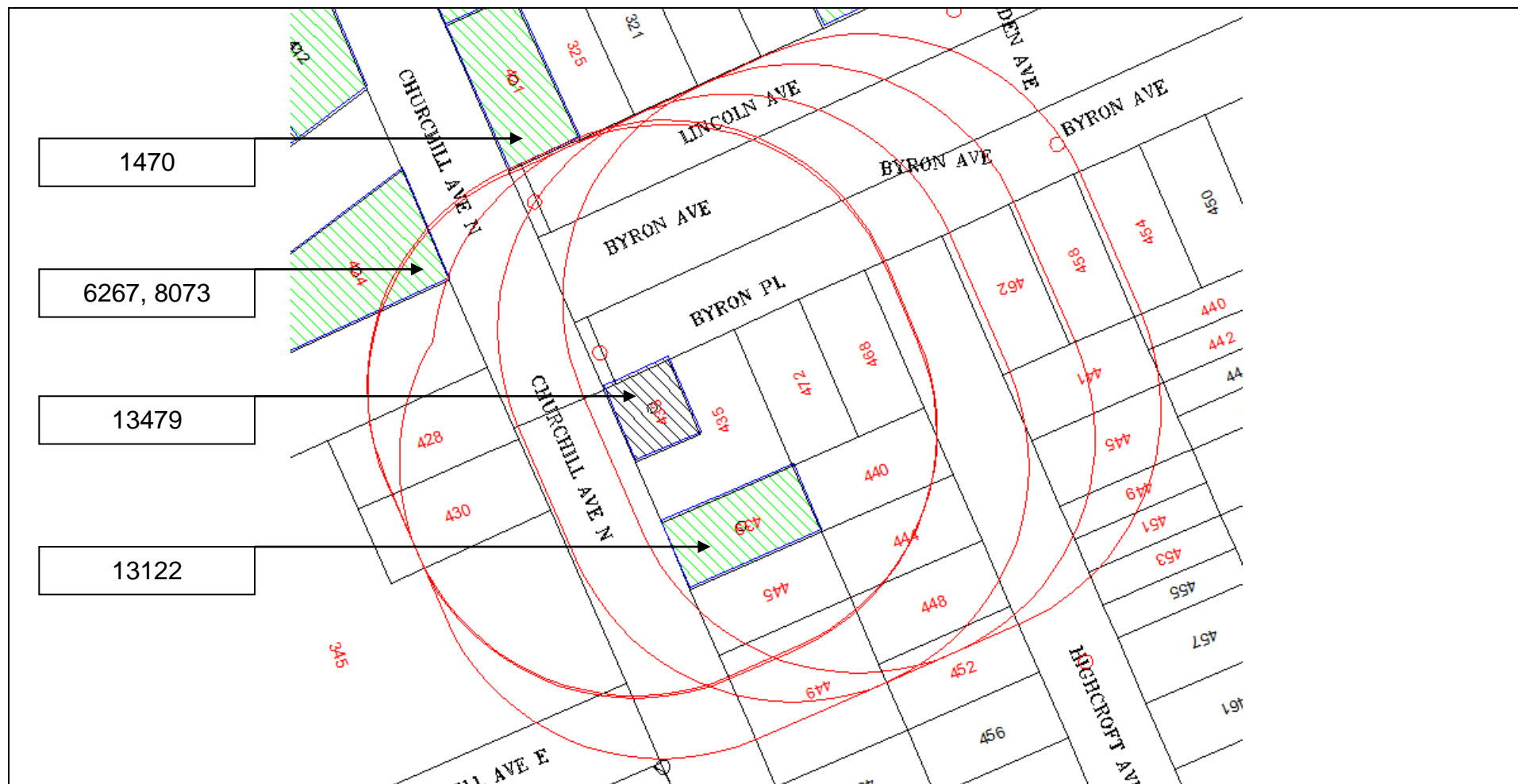
Per:

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

MB / CH

Attach: 5

cc: File no. D06-03-18-0075



Scale 1: n/a

433, 435 Churchill Avenue & 468, 472 Byron Place
Ottawa, ON
File # D06-03-18-0075
Craig Hamilton



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __67902T
AREA (Square Metres): 537.114

Report: RPTC_OT_DEV0122
Run On: 27 Nov 2018 at: 11:05:24

Study Year
2005

PIN
040200126

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 1470 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :**
Related PINS: 040200126
Name: AUSTRIAN HOME RENOVATIONS
Address: 421 CHURCHILL AVENUE NORTH,
Facility Type: Residential Building and Development
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1:
HL References 2:
HL References 3: 2005 Select Phone

NAICS	SIC
238310	0
236110	0

Company Name	Year of Operation
AUSTRIAN HOME RENOVATIONS	c. 2001
AUSTRIAN HOME RENOVATIONS	c. 2005



CITY OF OTTAWA
HLUI ID: __679EF0
AREA (Square Metres): 1006.662

Report: RPTC_OT_DEV0122
Run On: 27 Nov 2018 at: 11:06:08

Study Year
1998

PIN
040170158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6267 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 866
Related PINS: 040170158
Name: H.V. LEECH JEWELLERY MANUFACTURINGS
Address: 424 CHURCHILL AVENUE, OTTAWA
Facility Type: Jewellery and Precious Metal Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1949; FIP1901-254-577,vol2; FIP1912-254-577,vol2; FIP1922-254-577,vol2; FIP1948-308-577,vol3;
FIP1956-308-3-577,vol3. BEP 1950
HL References 2:
HL References 3:

NAICS	SIC
331490	392

Company Name

H.V. Leech Jewellery Manufacturings

Year of Operation

c. 1944-49



CITY OF OTTAWA
HLUI ID: __679EF0
AREA (Square Metres): 1006.662

Report: RPTC_OT_DEV0122

Run On: 27 Nov 2018 at: 11:06:08

Study Year
1998

PIN
040170158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8073 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 4268
Related PINS: 040170158
Name: LAUNDRY LAND
Address: 424 CHURCHILL AVENUE, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number: ON0550900
Storage Tanks:
HL References 1: PID1994; SC98
HL References 2:
HL References 3: 2000 PID

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

Company Name	Year of Operation
Laundry Land	c. 1994-1998
LAUNDRY LAND	c. 2001
LAUNDRY LAND	c. 2003
LAUNDRY LAND	c. 2000



CITY OF OTTAWA
HLUI ID: __679C77
AREA (Square Metres): 263.122

Report: RPTC_OT_DEV0122
Run On: 27 Nov 2018 at: 11:07:10

Study Year
1998

PIN
040160001

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 13479 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 2488
Related PINS: 040160001
Name: THE REGISTERED TRIMMER
Address: 433 ROOSEVELT AVENUE, OTTAWA
Facility Type: Motor Vehicle Repair Shops
Comments 1: A
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1948, M.1955; FIP1901-256-594,vol2; FIP1912-256-594,vol2; FIP1922-256-594,vol2; FIP1948-322-594,vol3;
FIP1956-322-1-594,vol3.
HL References 2:
HL References 3:

NAICS	SIC
811112	635
811121	635
811119	635

Company Name

The Registered Trimmer

Year of Operation

c. 1948-1956



CITY OF OTTAWA

HLUI ID: __67902Y

AREA (Square Metres): 466.044

Report: RPTC_OT_DEV0122

Run On: 27 Nov 2018 at: 11:08:14

Study Year
2005

PIN
040160005

Multi-NAIC
N

Multiple Activities
N

Activity ID: 13122 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040160005

Name: ST JOHN AMBULANCE

Address: 439 CHURCHILL AVENUE, OTTAWA

Facility Type: Non Institutional Health Services

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
621911	0

Company Name

ST JOHN AMBULANCE

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