

**Geotechnical
Engineering**

**Environmental
Engineering**

Hydrogeology

**Geological
Engineering**

Materials Testing

Building Science

**Archaeological
Services**

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada, K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

patersongroup

Phase I Environmental Site Assessment

250 Besserer Street
Ottawa, Ontario

Prepared For

Reichmann International

April 10, 2019

Report: PE4550-2

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1.0 INTRODUCTION.....	3
2.0 PHASE I PROPERTY INFORMATION.....	4
3.0 SCOPE OF INVESTIGATION	5
4.0 RECORDS REVIEW	6
4.1 General.....	6
4.2 Environmental Source Information	10
4.3 Physical Setting Sources	13
5.0 INTERVIEWS	16
6.0 SITE RECONNAISSANCE.....	16
6.1 General Requirements.....	16
6.2 Specific Observations at Phase I Property	16
7.0 REVIEW AND EVALUATION OF INFORMATION	20
7.1 Land Use History	20
7.2 Conceptual Site Model.....	20
8.0 CONCLUSIONS	23
9.0 STATEMENT OF LIMITATIONS	25
10.0 REFERENCES.....	26

List of Figures

Figure 1 - Key Plan
Figure 2 - Topographic Map
Drawing PE4550-1R - Site Plan
Drawing PE4550-2 - Surrounding Land Use Plan

List of Appendices

Appendix 1 Topographical Plan of Survey
 Aerial Photographs
 Site Photographs

Appendix 2 HLUI Search Request
 MECP Freedom of Information Response
 TSSA Correspondence

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Reichmann International to conduct a Phase I Environmental Site Assessment (ESA) of the property addressed 250 Besserer Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject property was initially developed with residential dwellings before 1888 and was redeveloped with the existing office building circa 1954. No changes to the property use have been noted since the construction of the current building. The uses of the Phase I Property as residential dwellings and offices are not considered to have resulted in areas of potential environmental concern (APECs) on the subject land.

The surrounding properties within the Phase I Study Area were historically used for residential, institutional (churches) and commercial purposes, since their development in the 1800s. Multiple historical PCAs were identified in the Phase I study area but are not considered to represent APECs on the subject land based on the nature of the activity, their separation distances and/or orientations cross or downgradient with respect to the Phase I Property.

Following the historical research, Paterson conducted a site visit and a visual assessment of the properties within the Phase I Study Area. The Phase I Property is currently occupied by a two-storey office building with basement and a storage garage. The former location of two (2) aboveground fuel oil storage tanks was noted in the basement. These tanks are considered to be a PCA and represent an APEC on the Phase I Property.

A geotechnical investigation was conducted on site in conjunction with Phase I ESA. No apparent contamination was identified during the drilling program, although sandy fill material was noted in all three (3) boreholes placed across the site. This material is a PCA and represents an APEC.

Neighbouring properties are mixed residential and commercial businesses. PCAs identified within the study area at the time of the site visit include a retail fuel outlet approximately 50 m to the north, at 292 Rideau Street. The retail fuel outlet is not considered to represent an APEC on the subject property.

Recommendations

Based on the results of the Phase I ESA, in our opinion, **a Phase II Environmental Site Assessment is required for the Phase I Property at this time.**

1.0 INTRODUCTION

At the request of Reichmann International, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for the property addressed 250 Besserer Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Kirk Mawhinney with Reichmann International. The Reichmann office is located at 22 St. Clair Avenue East, Toronto, Ontario. Mr. Mawhinney can be reached by telephone at (416) 640-9652.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with Ontario Regulation 153/04 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:	250 Besserer Street, Ottawa, Ontario
Legal Description:	Lot 12 and Part of Lot 13, South Besserer Street, Registered Plan 6, in the City of Ottawa
Property Identification Number:	04211-0035
Location:	The Phase I Property is located on the southeast corner of the intersection of Besserer Street and King Edward Avenue, in Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 25' 41" N, 75° 41' 5.6" W
Site Description:	
Configuration:	Rectangular
Site Area:	913 m ² (approximate)
Zoning:	R5B – Residential Fifth Density
Current Use:	The property is occupied by a two-storey office building, of which only the main floor is currently occupied (by NAK Design Strategies); the remaining units are vacant.
Services:	The Phase I Property is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- ☐ Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- ☐ Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- ☐ Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- ☐ Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- ☐ Provide a preliminary environmental site evaluation based on our findings;
- ☐ Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

For the purposes of this report, and based on the documentation reviewed, the site is considered to have been first developed for residential purposes before 1888.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1888, 1912 and 1957 were reviewed for the Phase I Property and Phase I Study Area. The Phase I Property was occupied by residential dwellings (duplex and single dwelling) in the 1888 and 1912 FIPs. The surrounding properties were occupied by residential dwellings, several churches to the west, and in 1912 the property to the north, across Besserer Street, was the Bell Telephone company. Properties within the Phase I Study Area primarily consisted of residential land use with occasional commercial properties. A carriage factory and the Ottawa Gas Works were located approximately 180 m to the northwest in the 1912 FIP.

Based on the 1957 FIP the subject property was developed with the existing commercial building in the northwest corner, and a residential dwelling on the east side of the property (addressed 254 Besserer Street). Properties to the south are occupied by residential dwellings and apartment buildings. A funeral parlour is located approximately 12 m to the east, at 260 and 270 Besserer Street, and properties to the west are residential and institutional (church). Properties to the north consist of residential and commercial uses, including several PCAs.

Potentially Contaminating Activities identified during the review of the Fire Insurance Plans are summarized in the table following.

Table 1: FIPs – Potentially Contaminating Activities in Phase I Study Area			
Address	Property Use / Observations	Distance / Orientation from site	Area of Potential Environmental Concern (Y / N)
245-247 Rideau Street (currently 403 Cumberland St)	Joseph Dufour Carriage Factory (1912)	150 m NW	N
126 King Edward Avenue	Ottawa / Bytown Gas Works (1912, 1956)	210 m N	N
242 Rideau Street	Gasoline service station	150 m W	N
290 Rideau Street	Gasoline service station	55 m NW	N
292 Rideau Street	Gasoline service station	50 m N	N
319-321 Rideau Street	Superior Cleaners and Dyers of Ottawa	120 m N	N
333-337 Rideau Street	Gasoline service station	140 m N	N
353 Rideau Street (currently part of 359 Rideau Street)	Gasoline service station	170 m NE	N
359 Rideau Street	Le Droit printers	225 m NE	N
134 Nelson Street (rear)	Ottawa Electric Railway Substation No. 5	200 m N	N
363 King Edward Avenue (currently 365 King Edward Ave)	Canadian National Express trucks, 1 fuel UST	230 m N	N

Based on orientation of the Phase I Property with respect to the inferred groundwater flow direction to the north/northwest, these PCAs are not considered to represent APECs on the Phase I Property.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10-year intervals from 1900 to 2011 as part of the Phase I ESA. Based on the directories, the Phase I Property was first listed before 1900 as residential dwellings. It continued to be listed as residential until approximately 1958, when it was listed as commercial offices. Most recently (2011), it was listed as Tremblay Guittet Communications Inc., Stla Inc. (a division of NAK Design), Canadiana Bookbinding Ltd., All Nations Church, and Zed Filmworks.

The historical uses of the Phase I Property are not considered to represent APECs on the subject land.

Based on the City Directory review, off-site potentially contaminating activities within the Phase I Study Area include the following:

Table 2: City Directories – Potentially Contaminating Activities in Phase I Study Area			
Address	Property Use / Observations	Distance / Orientation from site	Area of Potential Environmental Concern (Y / N)
401 Cumberland St	Top Valu gas mart (1965)	225 m W	N
290 King Edward Ave	Ottawa Gas Works (1900-1910)	210 m N	N
339 King Edward Ave	Koffman Brake and Alignment Service (1960-1980)	245 m N	N
351 King Edward Ave	Hydro Substation No. 4 (1940-1990)	225 m N	N
363 King Edward Ave	Canadian National Railways Garage (1950-1960)	230 m N	N
363 King Edward Ave	Percy Carrier Auto (1940)	230 m N	N
233 Rideau Street	Prosperity Cleaners and Dyers (1930-1950)	210 m W	N
244 Rideau Street	Finnegan's Service Station (1960)	150 m W	N
245-249 Rideau St	Patterson Motors Ltd. (1940)	165 m W	N
244 Rideau Street	Supertest Petroleum (1950)	150 m W	N
	Finnegan's Service Station (1950-1960)		
272-290 Rideau Street	DesRoches Motor Sales (1950)	50 m NW	N
	Auto dealers and service station (1950)		
	Midway Garage Ltd. (1960)		
290 Rideau Street	Texaco, Armstrong Automotive, Budget Rent-a-Car (1980)	50 m W	N
	McColl Frontenac Oil Co. service station (1960)		
292 Rideau Street	British American Oil Co. (1950)	50 m N	N
	Fred Neidy Service Station (1950-1960)		
	Fawcett Service Station (1970)		
	Gulf Self Serve station (1980)		
	Petro Canada (1990)		
307 Rideau Street	Ideal Cleaners dry cleaning (1970)	110 m N	N
310 Rideau Street	Ideal Cleaners dry cleaning (1980)	55 m N	N

Table 2: City Directories – Potentially Contaminating Activities in Phase I Study Area			
Address	Property Use / Observations	Distance / Orientation from site	Area of Potential Environmental Concern (Y / N)
311 Rideau Street	Department of Public Works storage (1960)	110 m N	N
312 Rideau Street	Blackwell Lyle Ltd. Cleaners and dyers (1950)	55 m N	N
319 Rideau Street	Star Cleaners and Dyers (1950)	125 m N	N
327 Rideau Street	Rideau Tailors and Cleaners (1970-1980)	135 m N	N
333-337 Rideau Street	Bannerman Service Station (1950-1970)	140 m N	N
	Shell Oil Co. service station (1950)		
	Dino Palombo Shell Service Station (1980)		
334 Rideau Street	Rideau Tailors and Cleaners (1950-1960)	100 m NE	N
351-357 Rideau Street	Gilbert Steele auto garage (1950)	170 m NE	N
	Gordie Cuthbert service station (1960)		
359 Rideau Street	Imperial Oil Ltd. Service station (1950)	200 m NE	N
374 Rideau Street	Capital Muffler Service Ltd. (1970)	215 m NE	N
375 Rideau Street	Le Droit Ltd. Printers (1970-1990)	225 m NE	N
	The Dry Cleaner (2000)		

The aforementioned PCAs are not considered to represent APECs on the Phase I Property based on their respective separation distances of approximately 50 to 245 m in combination with their down- or cross-gradient orientations with respect to the subject land.

Chain of Title

Chain of Title information was not ordered as it was deemed that the other information from the records review would satisfy the objectives of the records search and that the information that would be provided in a Chain of Title would not contribute additional environmental information relevant to the Phase I ESA.

Previous Reports

Paterson has conducted several environmental investigations in the study area. Based on a review of our files, no additional potentially contaminating activities (PCAs) with the potential to impact the subject land were identified.

Paterson completed a geotechnical investigation in conjunction with this Phase I ESA. Three boreholes were placed across the Phase I Property.

Generally, the subsurface profile encountered at the test holes consists of an asphaltic concrete layer over crushed stone (pavement structure) over a layer of sand fill to depths of 1.5 to 1.7 m. Although native sand is known to be present in the area of the subject property, the sand material identified on the Phase I Property may or may not be native. For purposes of this assessment, the sand is considered to be fill of unknown quality, a Potentially Contaminating Activity and an Area of Potential Environmental Concern.

A silty clay deposit was encountered underlying the fill, extending to approximate depths of 8.5 to 8.7 m below the existing ground surface. A glacial till deposit was encountered underlying the silty clay and was generally observed to consist of a compact to dense, grey silty sand and gravel with clay, cobbles and boulders. The inferred bedrock surface was determined to be at 9.5 m depth in borehole BH1 and 10.2 m in borehole BH3.

No unusual visual observations or odours were noted during the subsurface investigation, however, to confirm the quality of the fill for possible future off-site disposal, sample analysis is being carried out on the material, the results of which will be presented under a separate cover.

Paterson also completed a Designated Substances Survey (DSS) in conjunction with the Phase I ESA. The results of the DSS may be found in letter PE4550-LET.01, dated April 8, 2019.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on February 4, 2019. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified 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 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 site. The response from the MECP did not identify any records for the subject property.

MECP Coal Gasification Plant Inventory

The MECP document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. The Ottawa/Bytown Gas Works was located approximately 225 m to the north, at 350 King Edward Avenue. This site is a PCA, but is not considered to represent an APEC, based on its distance and down-gradient location with respect to the Phase I Property.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP. The response from the MECP did not identify any records for the subject property.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. The response from the MECP did not identify any records for the subject property.

MECP Submissions

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

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted electronically as part of this assessment for the Phase I Property, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the Phase I Property or within the Phase I Study Area.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled “Waste Disposal Site Inventory in Ontario, 1991” was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No waste disposal sites were identified within the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I Study Area was conducted on the web site of the Ontario Ministry of Natural Resources and Forestry (MNR) on February 7, 2019. 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 February 7, 2019 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA identified multiple fuel tank records for the property addressed 292 Rideau Street, located 50 m to the north, and down-gradient of the Phase I Property. This PCA is not considered to represent an APEC.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. One former landfill, at King Edward Avenue and York Street, was located within the Phase I Study Area. The landfill sites noted in the table below are located within 1 km of the Phase I Property and are not considered to pose an environmental concern to the subject site, based on their distances and downgradient locations.

Table 3: Former Landfill Sites				
Landfill Number	Location	Activity Period	Owner	Distance
Ur-34	Bordeleau Park, north of Bruyere Street	After 1945	City of Ottawa	850 m N
Ur-37	King Edward Avenue and York Street	Before 1925	Government	225 m NW
Ur-40	Between Henderson and King Edward, south of Templeton Street	Before 1928	Institutional	950 m SE

Former Industrial Sites

The report entitled “Mapping and Assessment of Former Industrial Sites, City of Ottawa” was also reviewed. Two (2) former industrial sites were identified in the Phase I study area:

- ☐ Site 138: Syndicate D'Oeuvres Sociale (Le Droit, printers) (operated from 1950 to 1970), at 375 Rideau Street, 225 m to the northeast
- ☐ Site 140: Bytown Gasworks (operated from 1854 to 1915), at King Edward Avenue and York Street, 210 m to the northwest.

Based on their distances and down-gradient locations with respect to the Phase I Property, the former industrial sites are not considered to represent APECs.

City of Ottawa Historical Land Use Inventory (HLUI)

A request for information from the Historical Land Use Inventory was submitted to the City of Ottawa. At the time of issuing this report, a response from the City had not been received.

4.3 Physical Setting Sources

Aerial Photographs

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

- 1928 The Phase I Property is occupied by what appear to be multiple residential dwellings. Surrounding properties are also residential and/or small commercial businesses.

- 1958 (Poor quality) No changes appear to have been made to the subject property. No significant changes appear to have been made to properties in the Phase I study area.
- 1968 The Phase I Property has been developed with the existing structure but is also occupied by a residential dwelling on the east side of the site. Properties in the Phase I study area appear to be mostly residential to the south of Besserer Street, and mostly commercial to the north. Many properties along Rideau Street appear to have been redeveloped. The property at the southwest corner of Rideau Street and King Edward Avenue (290 Rideau Street) appears to be a retail fuel outlet.
- 1973 No significant changes appear to have been made to the Phase I Property or properties in the Phase I study area.
- 1984 No significant changes have been made to the Phase I Property. The retail fuel outlet to the northwest, at 290 Rideau Street, appears to have been demolished and the site used as a parking lot. The property addressed 292 Rideau Street appears to have been developed with a retail fuel outlet.
- 1993 No changes appear to have been made to the Phase I Property. The vacant lot at 290 Rideau Street has been redeveloped with a commercial/residential building. The buildings at 275 Rideau Street, 100 m to the northwest, have been demolished.
- 2005 (City of Ottawa website) The residential dwelling on the east side of the Phase I Property has been demolished. The property at 275 Rideau Street has been developed with an office building.
- 2017 (City of Ottawa Website) No changes have been made to the Phase I Property. 314 and 328 Rideau Street, to the north, have been redeveloped with a commercial building.

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 downward towards the north. Based on the topography, the inferred groundwater flow direction in the area of the Phase I Property is to the north and northwest,

towards the Rideau River and Ottawa River. The Rideau River is approximately 955 m north of the subject land, and the Ottawa River is 1.2 km to the west. 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 were consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of interbedded limestone and shale of the Verulam Formation. Based on the maps, the thickness of overburden ranges from 5 to 10 m. Overburden reportedly consists of alluvial sediments.

Water Well Records

Based on a search of the MECP well records mapping site, no water supply wells were identified in the Phase I study area. Records for twenty-one (21) monitoring wells were identified in the Phase I study area. Based on their distances (at least 100 m to the north and west) and downgradient locations, the wells are not considered to represent APECs. Due to the abundance of well records, they have not been appended to this report.

Water Bodies and Areas of Natural Significance

No water bodies or areas of natural significance were identified within the Phase I Study Area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Michel Lauzon, the current property owner, was interviewed as part of this assessment. The Phase I Property has been owned by the family since its construction circa 1954. Mr. Lauzon indicated that the property was previously heated with fuel oil. He was unaware of any additional potential environmental concerns regarding the Phase I Property or the surrounding lands.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on February 4, 2019 between 8:00 and 9:00 AM, by personnel from the Environmental Department of Paterson Group. Weather conditions were overcast with a temperature of approximately -10 °C. The uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

A two-storey office building with basement, and a separate slab-on-grade garage building (currently used for flooring materials storage) is present on the Phase I Property. The buildings were constructed circa 1954 and the main building is heated with a natural-gas fired boiler (originally fuelled with oil) located in the basement. The building also has a rooftop air conditioning unit.

The remainder of the Phase I Property is occupied by a paved parking lot. No other buildings or structures are present on the Phase I Property.

Subsurface Structures and Utilities

The Phase I Property is situated in a municipally serviced area. Underground utility services on the Phase I Property include natural gas, and water and sewer services.

Site Features

The Phase I Property is occupied by a two-storey office building with a basement, and a separate storage building. The remainder of the site consists of paved

parking areas. The site is relatively flat; site drainage consists primarily of sheet drainage towards catch basins on Besserer Street and King Edward Avenue, and one catch basin on-site. The subject property was snow covered at the time of the site visit.

Interior Assessment

A general description of the interior of the subject buildings is as follows:

- ☐ Floor finishes consist of terrazzo, concrete, laminate and ceramic tile;
- ☐ Wall finishes consist of exposed concrete, plaster, and drywall;
- ☐ Ceilings are finished with concrete, acoustic ceiling tiles, plaster, and drywall;
- ☐ Lighting is provided by fluorescent fixtures.

Storage Tanks

No storage tanks were observed during the site visit. However, it was reported by the owner that two (2) former aboveground fuel oil storage tanks were located in the basement, in the southeast corner of the building. No apparent staining or oil odours were noted in this location. It should be noted that one of the geotechnical boreholes was placed just outside this corner of the building and no apparent evidence of oil was noted in the soil or groundwater from this borehole.

The past use of oil tanks on the site is considered to represent an area of potential environmental concern.

Heating/Cooling System

The building is heated with a natural gas-fired boiler in the building basement and cooled with two rooftop air conditioning units.

Drains, Pits and Sumps

No sump pits or drains were observed in the subject building.

Unidentified Substances

There were no unidentified substances on the interior or exterior of the Phase I Property at the time of this assessment.

Sewage Works

The site is connected to the City of Ottawa sanitary sewer system. Given the urban setting, no private sewage systems are suspected to exist on the Phase I Property or within the Phase I Study Area.

Waste Storage and Disposal

Commercial waste and recycling are collected on a regular basis and are stored beside the east-facing wall of the subject building.

Railway Lines

There are no rail yards, tracks or spurs on the Phase I Property.

Ozone Depleting Substances (ODSs)

With the exception of fire extinguishers and the rooftop air conditioning unit, no potential sources of ODSs were observed on site at the time of the site inspection.

Building Material Assessment

Based on the age of the building (circa 1954) potential asbestos-containing materials at the Phase I Property include drywall joint compound, plaster wall and ceiling finishes and acoustic ceiling tiles. These materials were observed to be in fair to good condition at the time of the visit.

Based on the age of the building, lead based paint may be present on any original surfaces. Painted surfaces were generally in good condition at the time of the site visit.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit. It should be noted that the wall cavities were not inspected for insulation type.

Neighbouring Properties

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

- ☐ North - Besserer Street, followed by a residential apartment building;
- ☐ South - Residential dwellings, followed by Daly Avenue;

- ☐ East - Residential dwelling, followed by a condominium building;
- ☐ West - King Edward Avenue, followed by a mixed-use multi-storey commercial and residential building.

The current uses of the immediately adjacent properties are not considered to pose an environmental concern to the subject site.

Remaining properties within the Phase I Study Area consist primarily of residential and commercial properties, including a retail fuel outlet (RFO) at 292 Rideau Street, to the north of the Phase I Property. This RFO is considered to be a PCA but does not represent an APEC based on its distance and down-gradient location. Surrounding land use is shown on Drawing PE4550-2 – Surrounding Land Use Plan in the Figures section of this report.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

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

Table 4: Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Area of Potential Environmental Concern
Prior to 1954	Residential	None	No
1954-c.1980	Commercial offices	None	No
1980-2011	Canadiana Bookbinding, STD Clinic, Zed Filmworks	None	No
present	NAK Design	None	No

Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern

A sand fill layer (possibly native sand) was encountered in the geotechnical boreholes placed on site and is considered to be a PCA and APEC. The former presence of two (2) aboveground fuel oil storage tanks in the basement of the main building is also considered to be a PCA and represents an APEC. Off-site PCAs are not considered to have resulted in APECs on the Phase I Property. The off-site PCAs are outlined on Drawing PE4550-2 – Surrounding Land Use Plan. APECs are indicated on Drawing PE4550-1R – Site Plan.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Geological Survey of Canada website on the Urban Geology of the National Capital Area were consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of interbedded limestone and shale of the Verulam Formation. Based on the maps, the thickness of overburden ranges from 5 to 10 m. Overburden consists of alluvial sediments.

Contaminants of Potential Concern

Based on the presence of areas of potential environmental concern on the subject site, Contaminants of Potential Concern (CPCs) identified include BTEX, PHCs, metals (soil only), and PAHs.

Buildings and Structures

The subject site is occupied by a two-storey office building located on the northwest corner of the subject site, and a storage garage located in the southeast corner. The building is heated and cooled using a natural gas fired equipment located in the basement and on the roof.

Water Bodies

No water bodies were in the vicinity of the Phase I Property. The majority of the study area consists of residential dwellings, commercial businesses, and roads. The Rideau River is the closest significant water body and is located approximately 955 m north of the subject site.

Areas of Natural Significance

A search for areas of natural significance and features within a 250 m radius study area was conducted on the Ontario Ministry of Natural Resources and Forestry (MNR) website and the search did not identify any areas of natural significance in the Phase I Study area.

Water Well Records

No wells were observed on the Phase I Property at the time of the site assessment. Based on a search of the MECP well records mapping site, no water supply wells were identified in the Phase I study area. Records for twenty-one (21) monitoring wells (drilled between 2004 and 2016) were identified in the Phase I study area. Based on their distances (at least 100 m to the north and west) and downgradient locations, the wells are not considered to represent APECs.

Neighbouring Land Use

Neighbouring land use in a 250 m radius is primarily residential and commercial.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) were identified on the Phase I Property. The presence of fill material of unknown quality and the former presence of fuel oil storage tanks are PCAs that represent APECs on the Property. PCAs within a 250 m radius are not considered to pose an environmental concern to the Phase I ESA Property due to their separation distance and/or location downgradient or cross-gradient of the Phase I ESA property.

Assessment of Uncertainty and/or Absence of Information

The information available for review at the time of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site. The presence/absence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Reichmann International to conduct a Phase I Environmental Site Assessment (ESA) of the property addressed 250 Besserer Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject property was initially developed with residential dwellings before 1888 and was redeveloped with the existing office building circa 1954. No changes to the property use have been noted since the construction of the current building. The uses of the Phase I Property as residential dwellings and offices are not considered to have resulted in areas of potential environmental concern (APECs) on the subject land.

The surrounding properties within the Phase I Study Area were historically used for residential, institutional (churches) and commercial purposes, since their development in the 1800s. Multiple historical PCAs were identified in the Phase I study area but are not considered to represent APECs on the subject land based on the nature of the activity, their separation distances and/or orientations cross or downgradient with respect to the Phase I Property.

Following the historical research, Paterson conducted a site visit and a visual assessment of the properties within the Phase I Study Area. The Phase I Property is currently occupied by a two-storey office building with basement and a storage garage. The former location of two (2) aboveground fuel oil storage tanks was noted in the basement. These tanks are considered to be a PCA and represent an APEC on the Phase I Property.

A geotechnical investigation was conducted on site in conjunction with Phase I ESA. No apparent contamination was identified during the drilling program, although sandy fill material was noted in all three (3) boreholes placed across the site. This material is a PCA and represents an APEC.

Neighbouring properties are mixed residential and commercial businesses. PCAs identified within the study area at the time of the site visit include a retail fuel outlet approximately 50 m to the north, at 292 Rideau Street. The retail fuel outlet is not considered to represent an APEC on the subject property.

Recommendations

Based on the results of the Phase I ESA, in our opinion, **a Phase II Environmental Site Assessment is required for the Phase I Property at this time.**

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work, in compliance with O.Reg. 153/04 as amended 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 Reichmann International. Permission and notification from Reichmann and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



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



Report Distribution:

- ☐ Reichmann International
- ☐ 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.
MNRF Areas of Natural Significance.
MECP Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4550-1R – SITE PLAN

DRAWING PE4550-2– SURROUNDING LAND USE PLAN

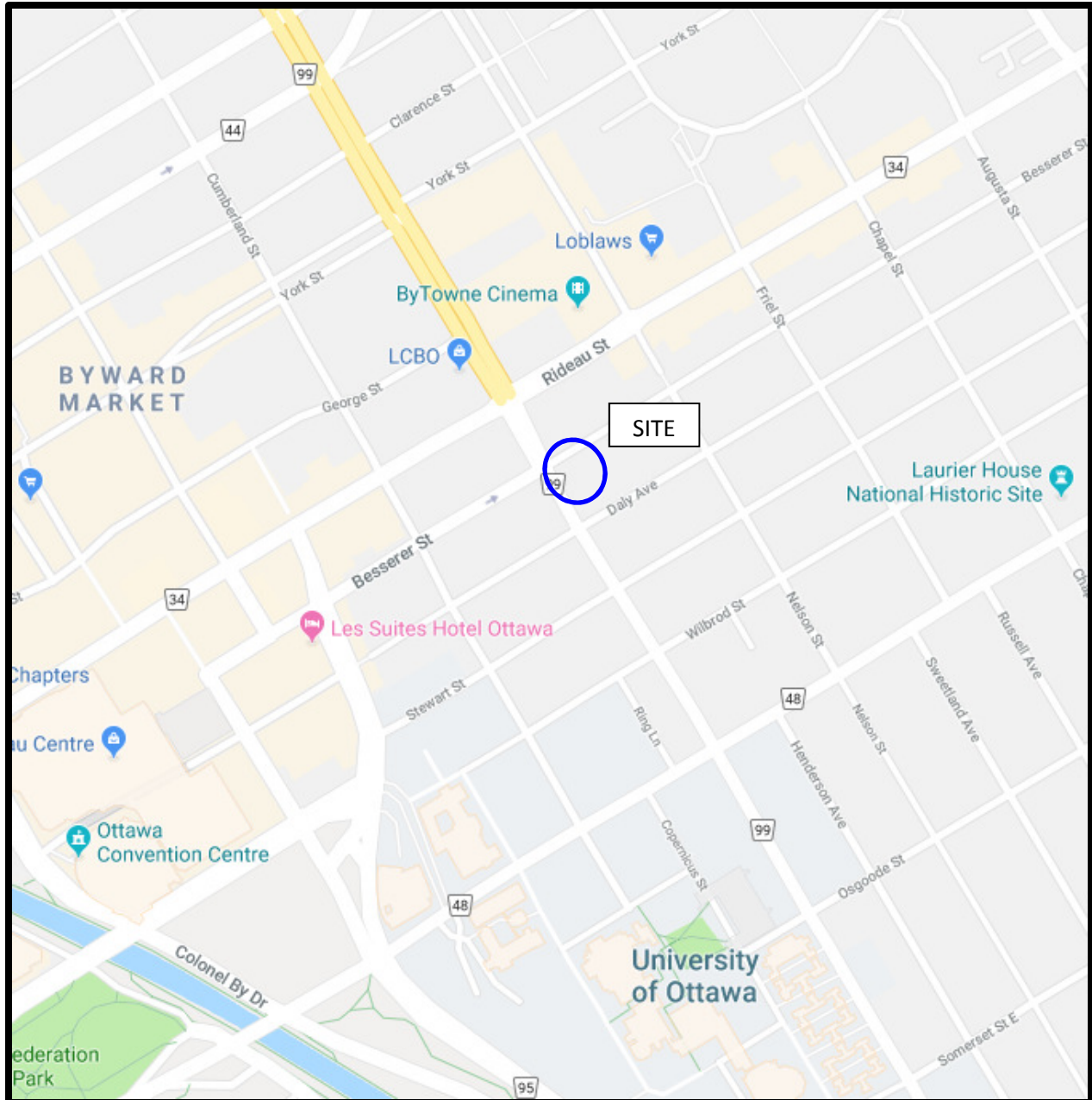


FIGURE 1
KEY PLAN

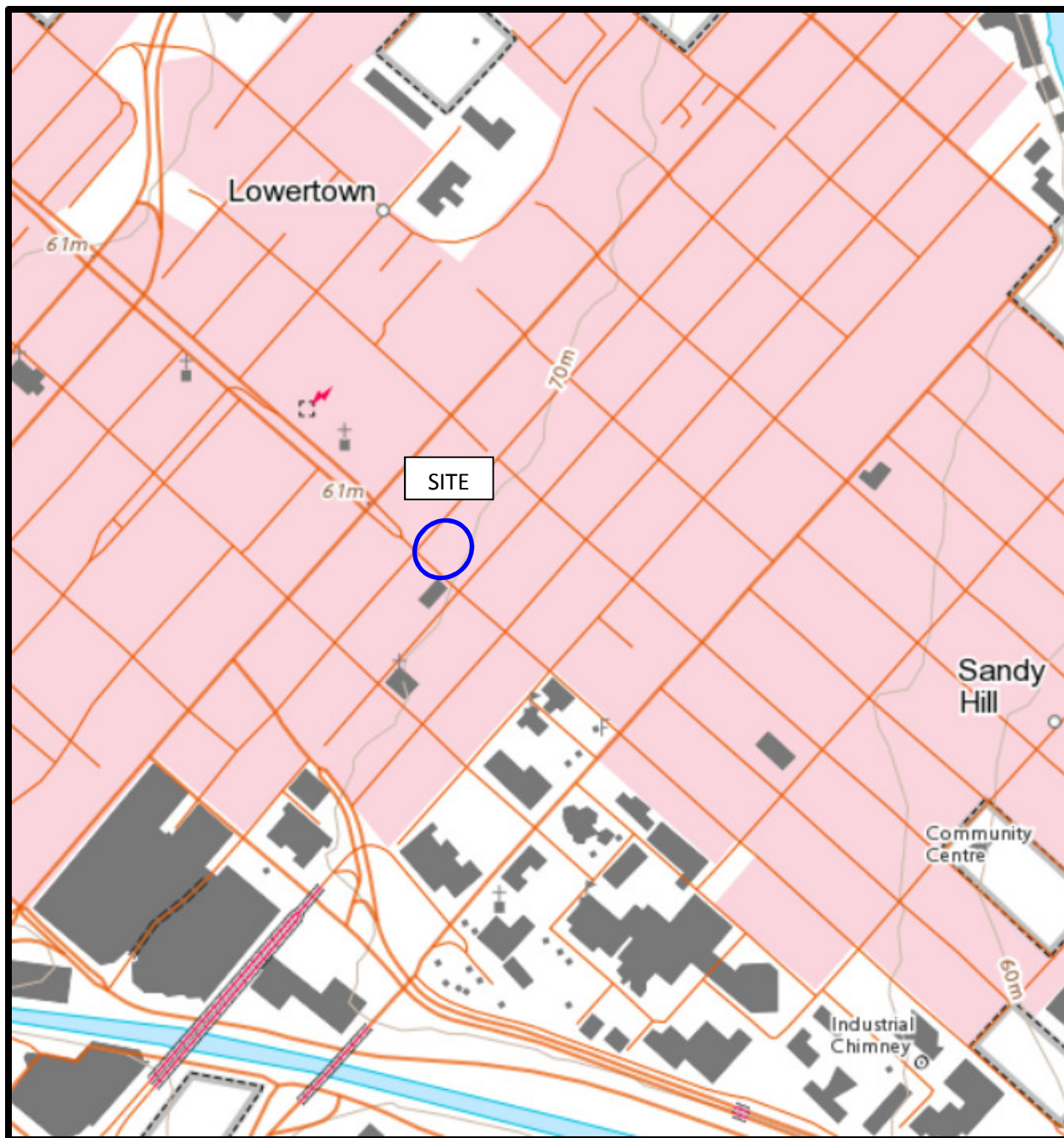
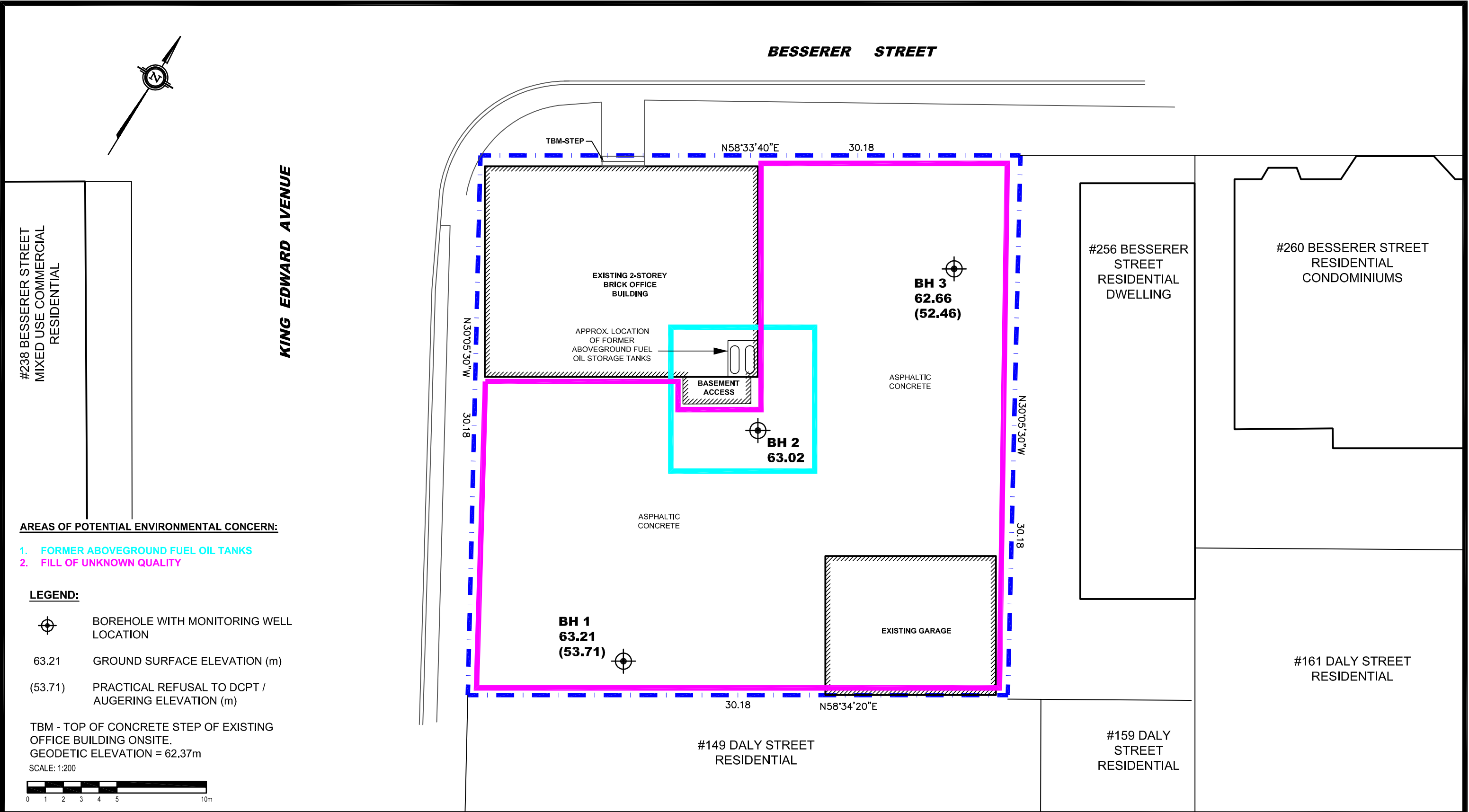


FIGURE 2
TOPOGRAPHIC MAP



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

- 1. FORMER ABOVEGROUND FUEL OIL TANKS
- 2. FILL OF UNKNOWN QUALITY

LEGEND:

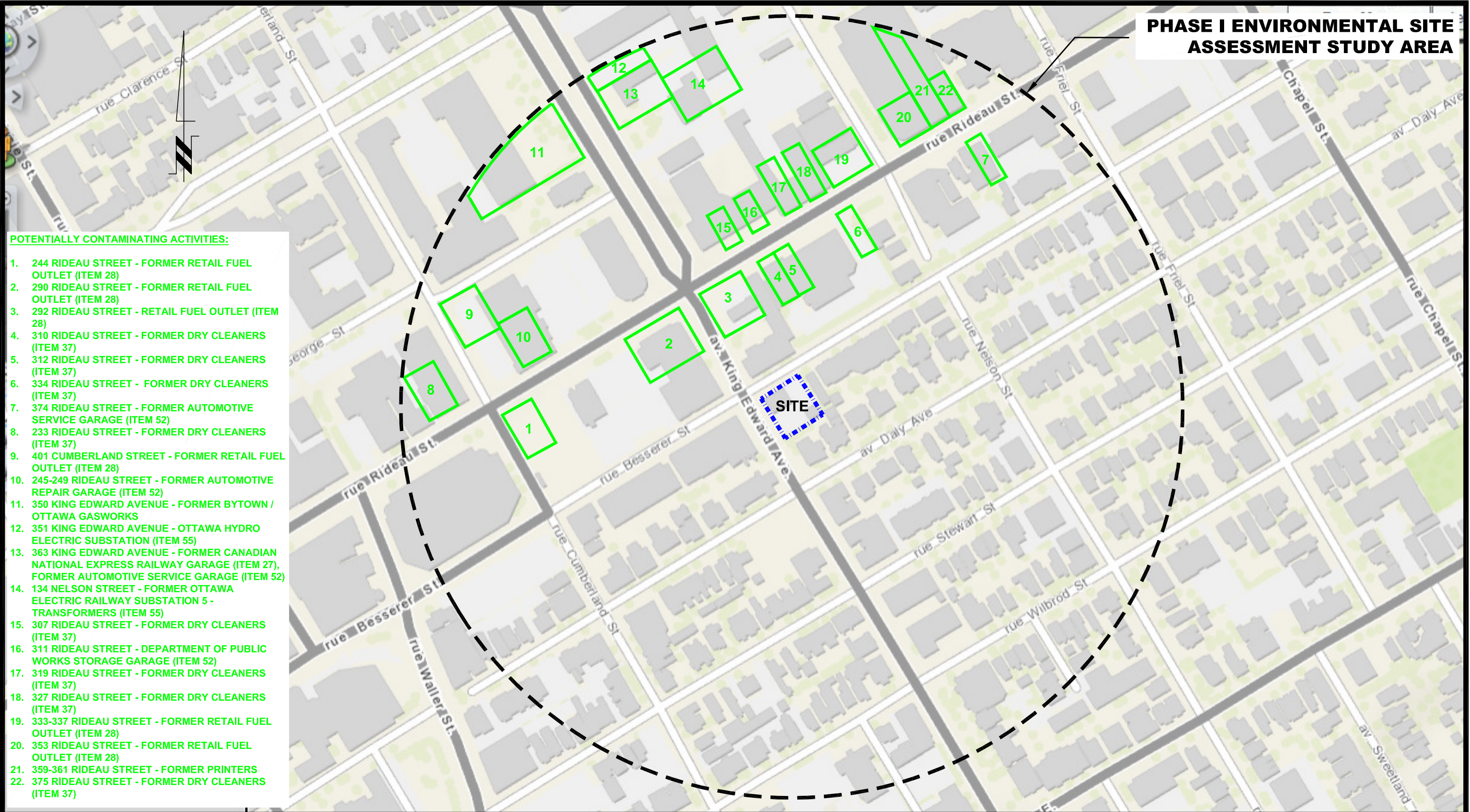
- BOREHOLE WITH MONITORING WELL LOCATION
- 63.21 GROUND SURFACE ELEVATION (m)
- (53.71) PRACTICAL REFUSAL TO DCPT / AUGERING ELEVATION (m)

TBM - TOP OF CONCRETE STEP OF EXISTING OFFICE BUILDING ONSITE.
GEODETIC ELEVATION = 62.37m
SCALE: 1:200



<div><div>patersongroup</div><div>consulting engineers</div></div> <div>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</div>				REICHMANN INTERNATIONAL PHASE I ENVIRONMENTAL SITE ASSESSMENT 250 BESSERER STREET OTTAWA, ONTARIO
	Title:			SITE PLAN

p:\autocad drawings\environmental\pe4550\pe4550-1r.dwg



PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

- POTENTIALLY CONTAMINATING ACTIVITIES:**
- 244 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (ITEM 28)
 - 290 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (ITEM 28)
 - 292 RIDEAU STREET - RETAIL FUEL OUTLET (ITEM 28)
 - 310 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 312 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 334 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 374 RIDEAU STREET - FORMER AUTOMOTIVE SERVICE GARAGE (ITEM 52)
 - 233 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 401 CUMBERLAND STREET - FORMER RETAIL FUEL OUTLET (ITEM 28)
 - 245-249 RIDEAU STREET - FORMER AUTOMOTIVE REPAIR GARAGE (ITEM 52)
 - 350 KING EDWARD AVENUE - FORMER BYTOWN / OTTAWA GASWORKS
 - 351 KING EDWARD AVENUE - OTTAWA HYDRO ELECTRIC SUBSTATION (ITEM 55)
 - 363 KING EDWARD AVENUE - FORMER CANADIAN NATIONAL EXPRESS RAILWAY GARAGE (ITEM 27), FORMER AUTOMOTIVE SERVICE GARAGE (ITEM 52)
 - 134 NELSON STREET - FORMER OTTAWA ELECTRIC RAILWAY SUBSTATION 5 - TRANSFORMERS (ITEM 55)
 - 307 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 311 RIDEAU STREET - DEPARTMENT OF PUBLIC WORKS STORAGE GARAGE (ITEM 52)
 - 319 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 327 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)
 - 333-337 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (ITEM 28)
 - 353 RIDEAU STREET - FORMER RETAIL FUEL OUTLET (ITEM 28)
 - 359-361 RIDEAU STREET - FORMER PRINTERS
 - 375 RIDEAU STREET - FORMER DRY CLEANERS (ITEM 37)

patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

REICHMANN INTERNATIONAL DEVELOPMENT CORPORATION	
PHASE I ENVIRONMENTAL SITE ASSESSMENT	
250 BESSERER STREET	
OTTAWA,	ONTARIO
Title:	
SURROUNDING LAND USE PLAN	

Scale:	1:2500	Date:	02/2019
Drawn by:	AG	Report No.:	PE4550-2
Checked by:	MD	PE4550-2	
Approved by:	MSD		
		Revision No.:	

APPENDIX 1

TOPOGRAPHICAL PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

TOPOGRAPHICAL PLAN OF
LOT 12 AND PART OF LOT 13
SOUTH BESSERER STREET
REGISTERED PLAN 6
CITY OF OTTAWA
REGIONAL MUNICIPALITY OF OTTAWA CARLETON

Scale 1 : 100



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

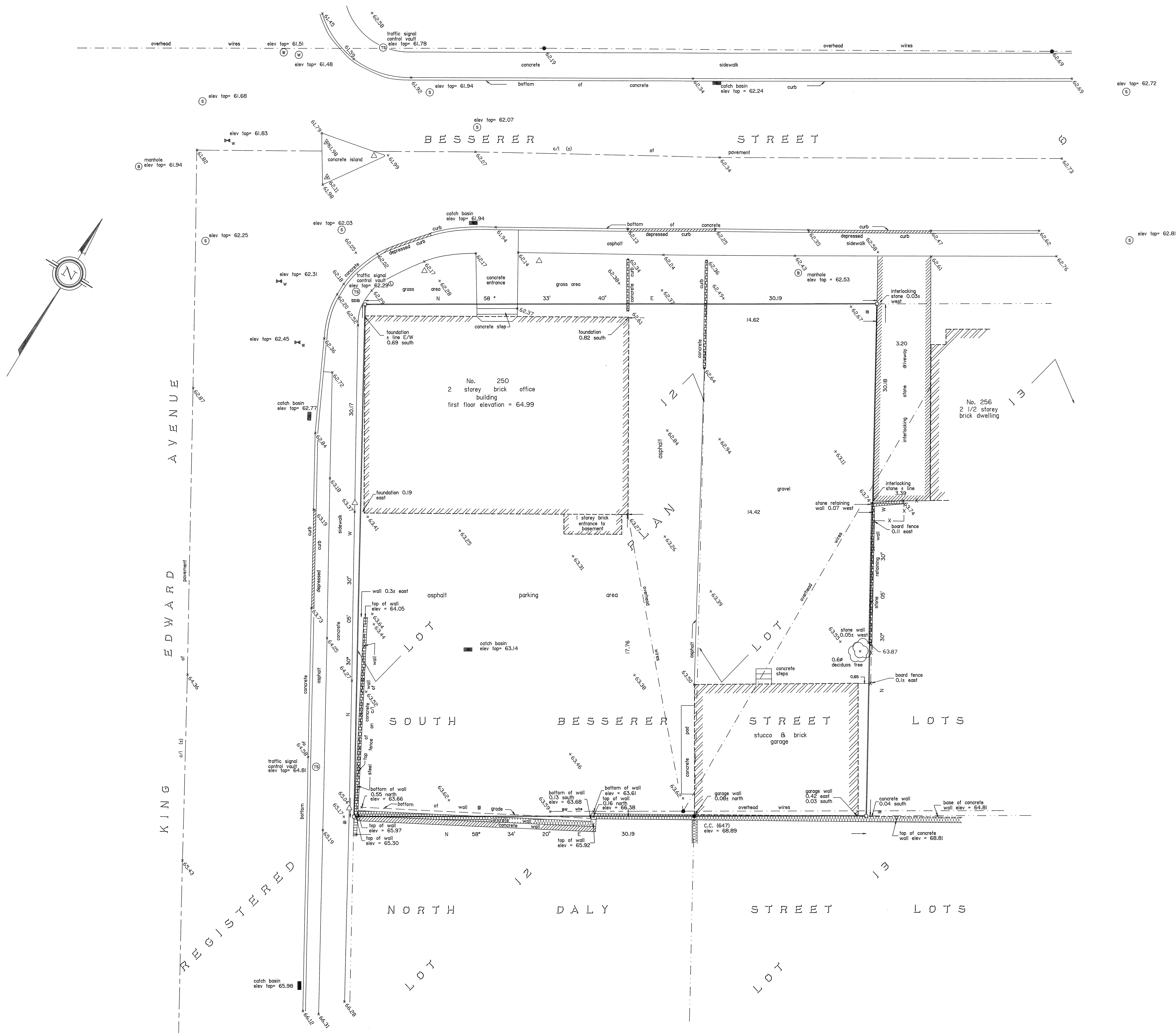
Prepared by Annis, O'Sullivan, Vollebakk Ltd.
October 12, 1993

NOTES AND LEGEND

1. ELEVATIONS ARE REFERRED TO GEODETIC DATUM DERIVED FROM CITY OF OTTAWA BENCHMARK OTT-71.
2. (1) DENOTES LAMP POST
3. (2) " HYDRO POLE
4. (3) " BELL POLE
5. (4) " HYDRO/BELL POLE
6. (5) " DECIDUOUS TREE
7. (6) " SIGN
8. (7) " MANHOLE (TRAFFIC SIGNAL)
9. (8) " MANHOLE (SEWER)
10. (9) " MANHOLE (HYDRO)
11. (10) " MANHOLE (GAS)
12. (11) " MANHOLE (WATER VALVE)
13. (12) " MANHOLE (BELL TELEPHONE)
14. (13) " WATER VALVE
15. (14) " VALVE (OTHERS)
16. (15) " CATCH BASIN
17. (16) " FIRE HYDRANT
18. (17) " CONIFEROUS TREE
19. (18) " GUY WIRE
20. I.B. " IRON BAR
21. S.I.B. " STANDARD IRON BAR
22. S.S.I.B. " SHORT STANDARD IRON BAR
23. C.C. " CUT CROSS
24. (19) " SURVEY MONUMENT FOUND
25. (20) " SURVEY MONUMENT PLANTED
26. (21) " LOCATION OF ELEVATIONS
27. UTILITY INFORMATION WAS VERIFIED IN THE FIELD WHERE POSSIBLE. INDIVIDUAL UTILITY COMPANIES SHOULD BE CONTACTED FOR CONFIRMATION OF EXISTENCE AND LOCATION OF THE UTILITIES.
28. 647 " H.R. FARLEY O.L.S.
29. c/l " CENTRELINE

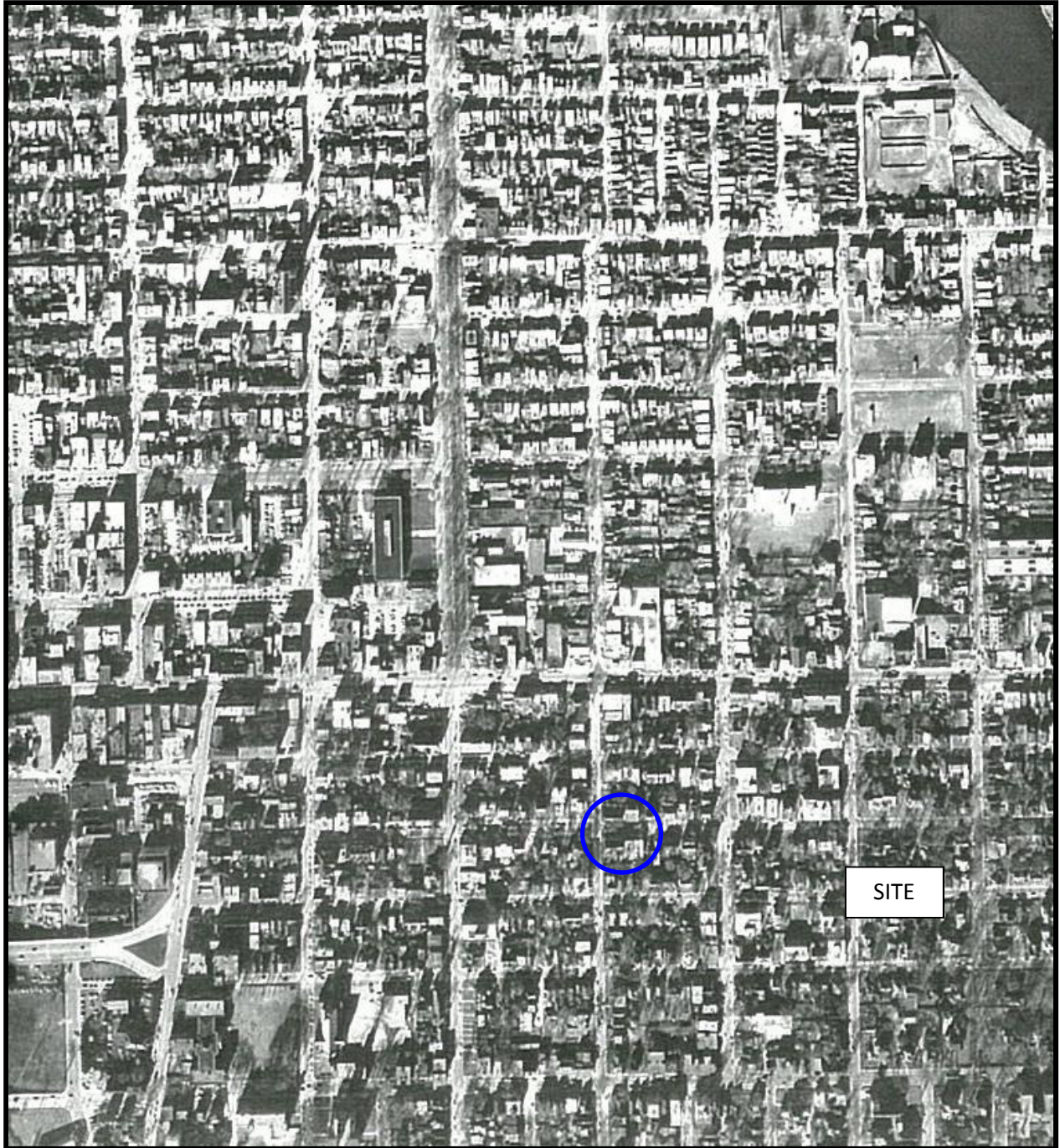
FROM THE OFFICE OF
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS
NEPEAN (OTTAWA) ONTARIO.

© Annis, O'Sullivan, Vollebakk Ltd., 1993
THIS PLAN IS PROTECTED BY COPYRIGHT

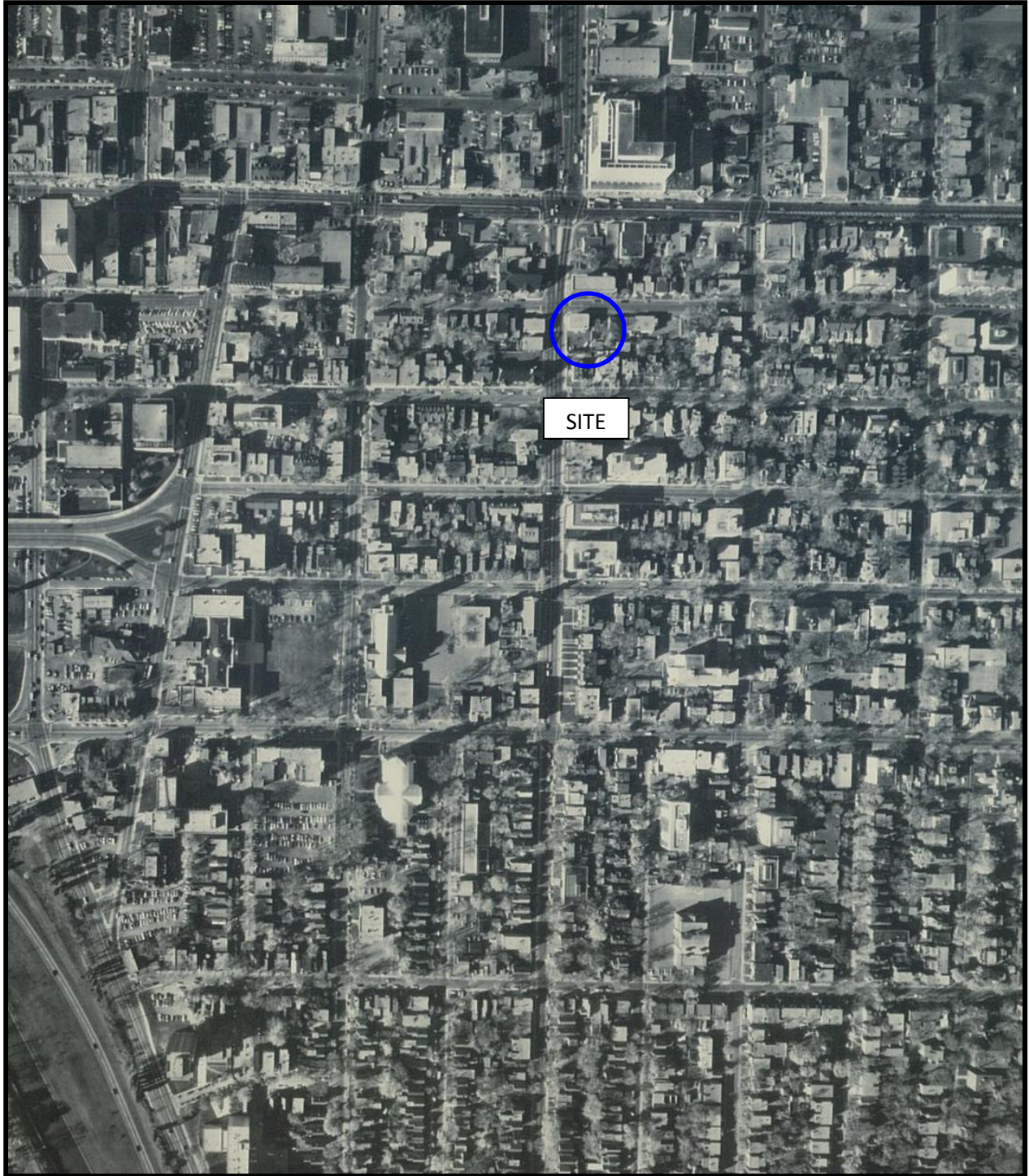




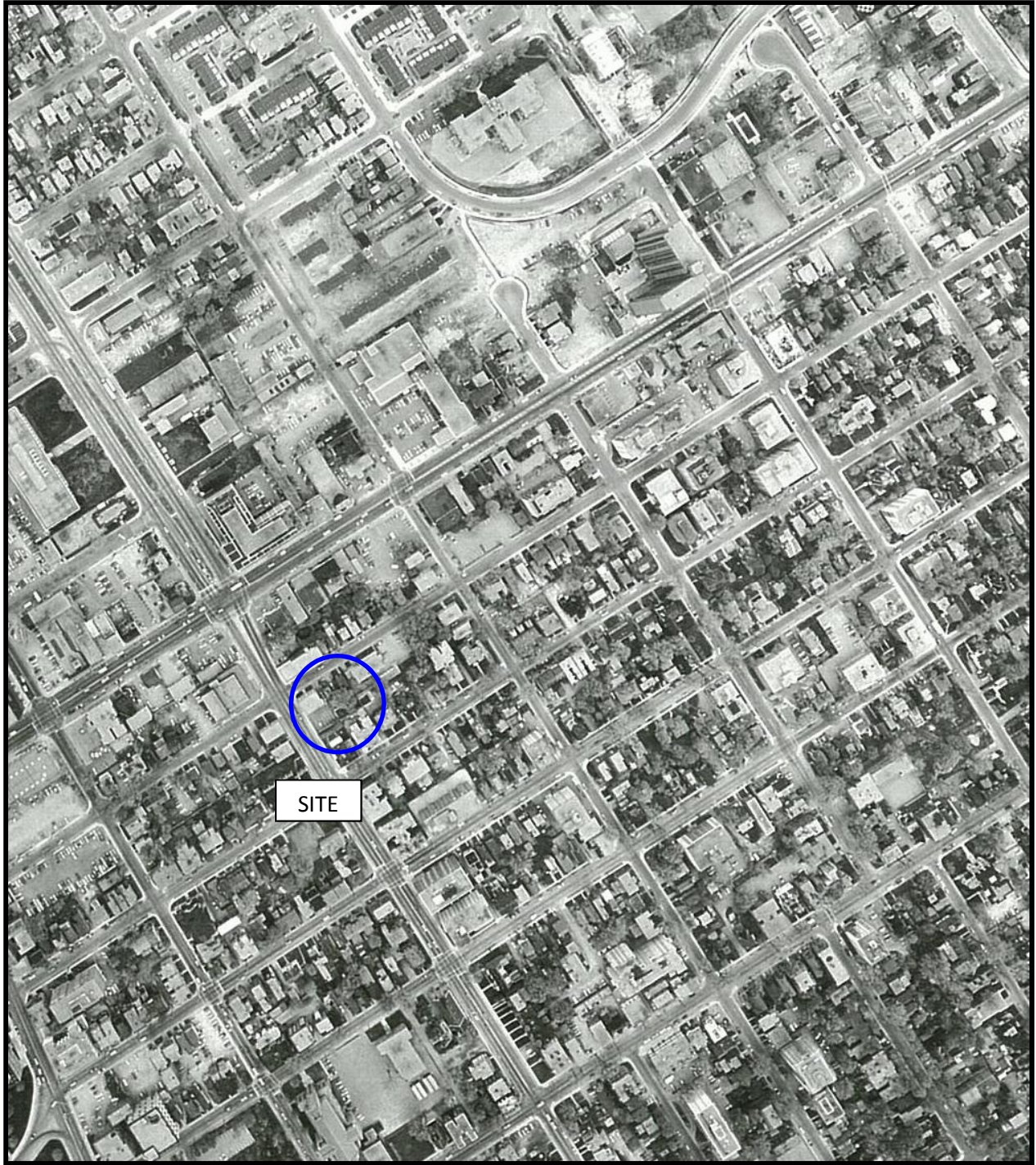
AERIAL PHOTOGRAPH
1928



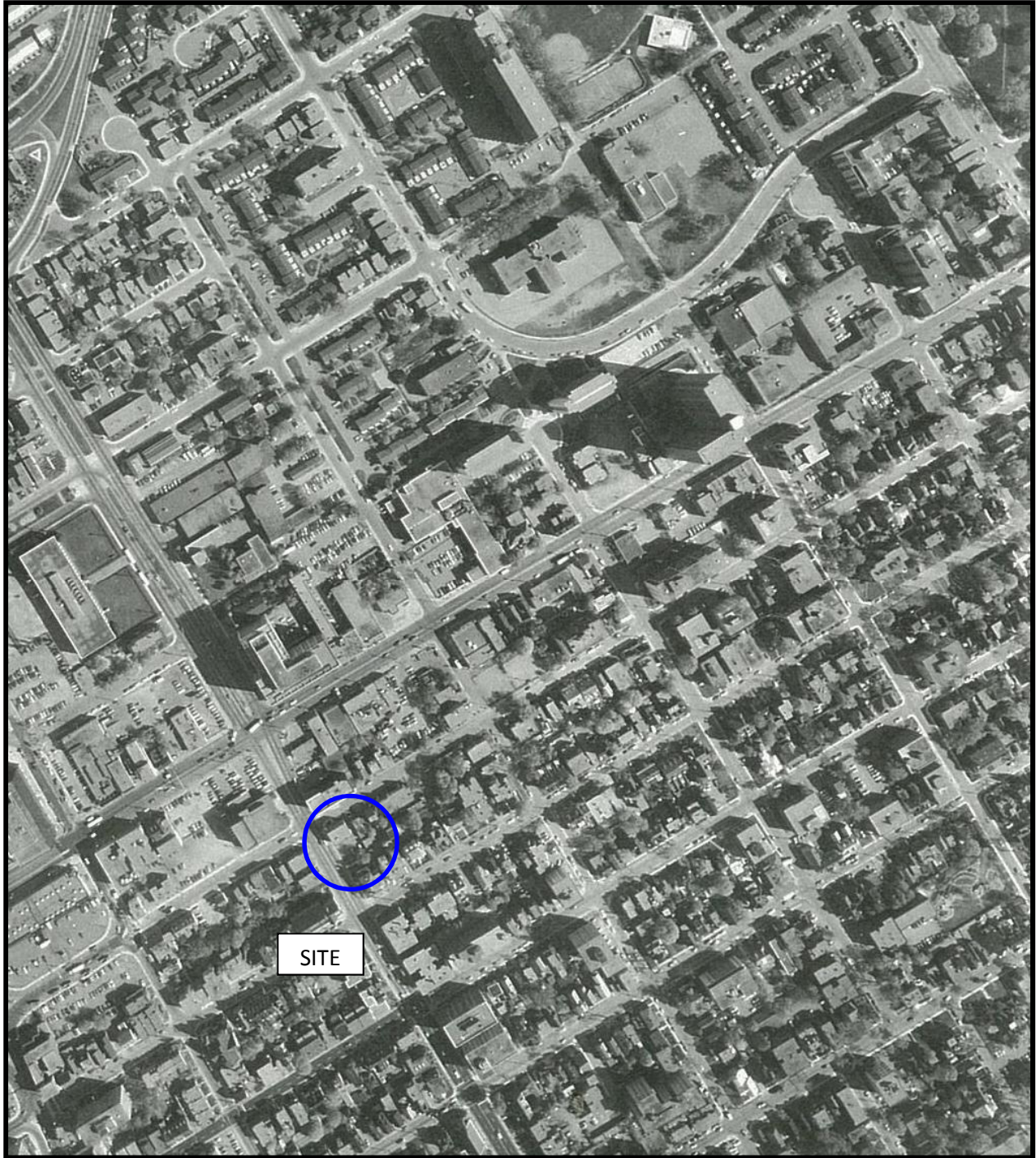
AERIAL PHOTOGRAPH
1958



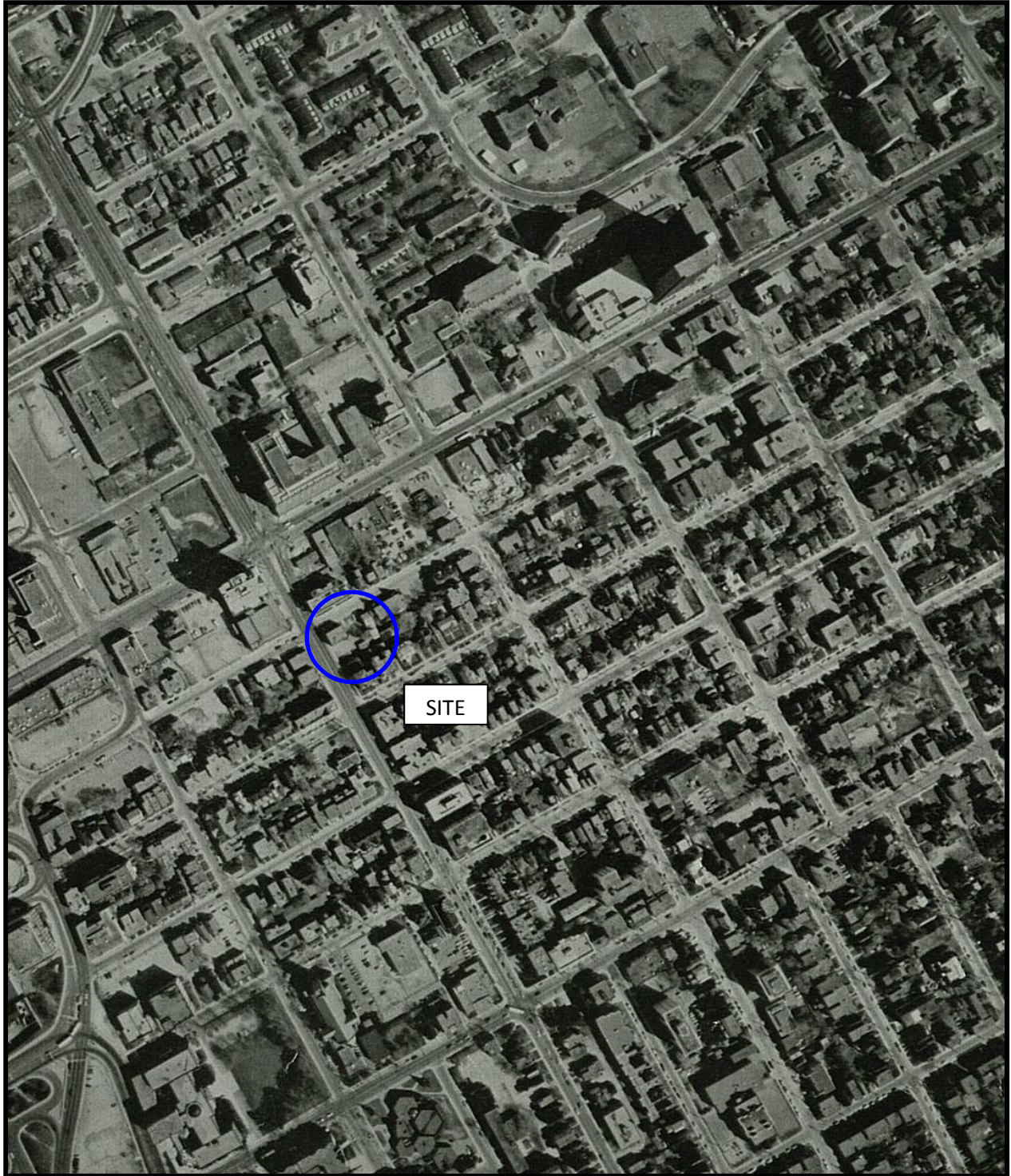
AERIAL PHOTOGRAPH
1968



AERIAL PHOTOGRAPH
1973



AERIAL PHOTOGRAPH
1984



AERIAL PHOTOGRAPH
1993



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4550

250 Besserer Street, Ottawa, ON

February 4, 2019



Photograph 1: View of the front of the subject property, looking southwest.



Photograph 2: View of the former oil storage tank area in the basement of the subject building.

Site Photographs

PE4550

250 Besserer Street, Ottawa, ON

February 4, 2019



Photograph 3: View of the boiler in the building basement.



Photograph 4: View of typical office room in the subject building.

Site Photographs

PE4550

250 Besserer Street, Ottawa, ON

February 4, 2019



Photograph 5: View of the central portion of the subject property, with the office building at left and garage building at right, looking northeast.



Photograph 6: View of the interior of the garage building, containing stockpiled flooring materials.

APPENDIX 2

HLUI SEARCH REQUEST

MECP FREEDOM OF INFORMATION RESPONSE

TSSA CORRESPONDENCE

Office Use Only

Application Number: _____	Ward Number: _____	Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____	Fee Received: \$	<input type="text"/>



Historic Land Use Inventory

Application Form

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

Background Information

***Site Address or Location:**

** Mandatory Field*

Applicant/Agent Information:

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

Registered Property Owner Information:

☐ Same as above

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email Address:	<input type="text"/>

Site Details

Legal Description
and PIN:

What is the land
currently used for?

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

m²

Does the site have Full Municipal Services:

☐ Yes

☐ No

Required Fees

Please don't hesitate to visit [the Historic Land Use Inventory website](#) more information. Fees must be paid in full at the time of application submission.

Planning Fee

Submittal Requirements

The following are required to be submitted with this application:

- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.
- 2. Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning, Infrastructure and Economic Development Department. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.
- 3.** A site plan or key plan of the property, its location and particular features.
- 4.** Any significant dates or time frames that you would like researched.

Disclaimer

For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the Historical Land Use Inventory ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to _____ ("the Requester") does so only under the following conditions and understanding:

1. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI 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.
2. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
4. Copyright is reserved to the City.
5. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. All information collected under this request and all records provided in response to this request are subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended.

Signed: _____

Dated (dd/mm/yyyy): _____

Per: _____
(Please print name)

Title: _____

Company: _____

Ministry of the Environment,
Conservation and Parks

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement, de
la Protection de la nature et des
Parcs

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



March 7, 2019

Anna Graham
Paterson Group Inc.
154 Colonnade Rd
Ottawa, ON K2E 7J5

Dear Anna Graham:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2019-01193, Your Reference PE4550

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 250 Besserer Street, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Sharon Menzies at sharon.menzies@ontario.ca.

Yours truly,

Janet Dadufalza
Manager, Access and Privacy

Anna Graham

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: February-07-19 2:30 PM
To: Anna Graham
Subject: RE: Records search request for 250 Besserer St, Ottawa

Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **fuel storage tanks records** in our database at the subject address(es).

Inst Number	Segment1	Address	City	Status
10075542	FS PROPANE CYLR HANDLING FACILITY	292 RIDEAU ST	OTTAWA	EXPIRED
10097100	FS GASOLINE STATION - SELF SERVE	292 RIDEAU ST	OTTAWA	EXPIRED
10097126	FS GASOLINE STATION - SELF SERVE	292 RIDEAU ST	OTTAWA	Active
32283680	FS CYLINDER EXCHANGE	292 RIDEAU ST	OTTAWA	Active
11278752	FS LIQUID FUEL TANK	292 RIDEAU ST	OTTAWA	Active
11278771	FS LIQUID FUEL TANK	292 RIDEAU ST	OTTAWA	Active
11278792	FS LIQUID FUEL TANK	292 RIDEAU ST	OTTAWA	Active
11278810	FS LIQUID FUEL TANK	292 RIDEAU ST	OTTAWA	Active

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,



Connie Hill | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org



From: Anna Graham <AGraham@Patersongroup.ca>
Sent: February 7, 2019 10:05 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records search request for 250 Besserer St, Ottawa

Good morning,

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

250 Besserer Street
251 Besserer Street
256 Besserer Street
260 Besserer Street
400 King Edward Avenue
454 King Edward Avenue
290 Rideau Street
292 Rideau Street
149 Daly Avenue
157 Daly Avenue

Thank you,

Anna Graham, B.Sc., M.E.S.
patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 228
Fax: (613) 226-6344
Email: agraham@patersongroup.ca

Anna Graham, B.Sc., M.E.S.
patersongroup
consulting engineers
154 Colonnade Road South
Ottawa - Ontario - K2E 7J5
Tel: (613) 226-7381 ext. 228
Fax: (613) 226-6344

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.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Assessor

EDUCATION

McGill University, B.Sc. 2010
Biology and English Literature

Queen's University, M.E.S. 2012
Environmental Studies

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

Civica Infrastructure Inc.
Municipal Water Resources Engineering - Vaughan
Project Support Coordinator, Project Proposal Writer

PROJECTS

Environmental Impact Statements – various, Ottawa
Phase I Environmental Site Assessments – various, Ottawa
Flood Mapping Project Coordination – Credit Valley Conservation Authority
Manhole Survey Tool Design and Data Processing – City of Markham
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of
Peterborough Drainage Study

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