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## Phase I Environmental Site Assessment

1655 Carling Avenue  
Ottawa, Ontario

Prepared For

Surface Developments

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Surface Developments to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 1655 Carling Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment 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 properties.

The subject site comprised a vacant/agricultural plot until 1956 when the subject site was developed for the Aladdin Motel. In 1987 this changed to the West Park Motor Inn until 1992 when the motel was demolished. On demolition, an AST located in the basement was found to have leaked. This tank represents an APEC on the subject site. Previous investigations by Paterson and others have found the subject site to be impacted by hydrocarbons including PHCs, BTEX and PAHs.

The lands surrounding the subject site were historically used for residential, north of Carling Avenue and were commercial in use, south of Carling Avenue. Several PCAs have been identified including several retail fuel outlets, a UST at the neighbouring 1619 Carling Avenue, Minutemen Press Printers, the Sheridan Equipment property and various muffler and auto service centres. Of these, 1619 Carling Avenue and 1607 Carling Avenue (Shell retail fuel outlet) were considered to be up gradient and therefore identified as APECs. USTs are known to have leaked at both properties in the past.

Following the historical review, a site visit was conducted. The site is currently used as a parking lot. No further PCAs or APECS were identified.

The following Areas of Potential Environmental Concern (APECs) were identified with regard to the subject site;

- Former AST in the basement of the historical motel which leaked;
- Former UST located at 1619 Carling Avenue;
- Former and current USTs located at 1607 Carling Avenue (Shell retail fuel outlet).

### **Recommendations**

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is required for the subject site.**

## **1.0 INTRODUCTION**

At the request of Surface Developments, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 1655 Carling Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Jakub Ulak of Surface Developments whose offices are located at 88 Spadina Avenue, Ottawa.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all 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 under the Environmental Protection Act, and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

## 2.0 PHASE I PROPERTY INFORMATION

Address: 1655 Carling Avenue, Ottawa, Ontario.

Property Identification Number: 04012-0101

Location: The subject site is located on the north side of Carling Avenue, around 75 m west of the intersection between Carling Avenue and Churchill Avenue, in the City of Ottawa Ontario.

Latitude and Longitude: 45° 22' 48" N, 75° 44' 54" W;

### **Site Description:**

Configuration: Rectangular.

Site Area: 0.35ha (approximate).

Zoning: AM10 – Arterial Main-street.

Current Use: The subject site is currently a gravel-surfaced parking lot.

Services: The subject site is located in a municipally serviced area.

### **3.0 SCOPE OF INVESTIGATION**

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

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

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### **Phase I-ESA Study Area Determination**

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

#### **First Developed Use Determination**

Based on the available sources, including previous engineering reports, the property appears to have been first developed in 1956 as a motel.

#### **Fire Insurance Plans**

Fire insurance plans (FIP) from 1925 and 1956 were reviewed for the subject site and surrounding area.

The 1925 FIP shows the subject site and lands immediately north, east and west are vacant. No Potentially Contaminating Activities (PCAs) are identified in the subject area.

In the 1956 FIP, the subject site is labelled as the Aladdin Motel with four separate buildings shown. The lands immediately north of the subject site are developed with apartment blocks, while to the west of the subject site, a commercial building (Sheridan Equipment Ltd.; bulldozers, etc.) is identified. Three corners of the intersection between Carling Avenue and Churchill Avenue were occupied by retail fuel outlets; 1607 Carling Avenue occupies the northwest corner, 1596 Carling Avenue the southeast corner and 1599 Carling Avenue the northeast corner. The Sheridan Equipment property is not considered to represent an Area of Potential Environmental Concern (APEC) given the westward groundwater flow direction (discussed later in this report). The retail fuel outlets located at the corners of the intersection between Carling Avenue and Churchill Avenue are considered to be PCAs with the nearest RFO at 1607 Carling Avenue also comprising an Area of Potential Environmental Concern (APEC).

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

City directories at the National Archives were reviewed at around 10-year intervals, from 1949 to 2011 as part of the Phase I ESA.

A summary of Potentially Contaminating Activities on the site and in the Phase I study area is provided in the table below.

| <b>Table 1: City Directories – Potentially Contaminating Activities (PCA) in Phase I Study Area</b> |   |   |                   |
|---|---|---|-------------------|
| <b>Address</b>  | <b>Listed Activity (years listed)</b>   | <b>Distance / Orientation from site</b> | <b>APEC (Y/N)</b> |
| 1621 Carling Avenue and 1607 Carling Avenue   | Shell Canada Products (2010)<br>7/11 Food and Gas Bar (1980-1988)<br>Otto's Service Station (1970)<br>White Rose Service Station (1955) | 30m east                                | Yes               |
| 1659 Carling Avenue   | Minutemen Press Printers (1988)   | 30m west                                | No                |
| 1650 Carling Avenue   | Turpin Saturn, Saab, Isuzu sales and service (2000)   | 40m south                               | No                |
| 1604 Carling Avenue   | Richards Texaco Service Station (1970)<br>Moreland's Texaco Service Station (1960)<br>Ouderkirk service Station (1955)                  | 85m east                                | No                |
| 1666 Carling Avenue   | Turpin Pontiac, Buick, GMC sales and service (1980-2000)  | 100m southwest                          | No                |
| 1688 Carling Avenue   | Mister Muffler (2000)<br>Custom Muffler Ltd. (1980)   | 160m southwest                          | No                |

The directories first record the street addresses of 1655 as being occupied by the Aladdin Motel in 1957.

The retail fuel outlets (RFOs) at civic addresses 1621 Carling Avenue and 1607 Carling Avenue (Shell RFO) are the same property, located at the northwest corner of the intersection between Carling Avenue and Churchill Avenue. It is not clear if this represents an error in the records or if an address adjustment was made, however from this point onwards the Shell retail fuel outlet will be referred to by the current address, 1607 Carling Avenue.

Of the PCAs listed in Table 1, only 1607 Carling Avenue is considered to represent a potential APEC. Minutemen Press Printers, located at 1659 Carling Avenue, is believed to have been a 'copy shop' and not a main printing operation for the company. The remaining off-site PCAs do not represent an environmental concern given their separation distance and/or cross or down gradient location from the subject site.



## **4.2 Environmental Source Information**

### **Environment and Climate Change Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 1, 2019. The subject site was not listed in the NPRI database. One record of pollutant release was listed in the database, relating to Saputo Foods Ltd., located 250m south of the subject property. The Inventory describes the disposal of 17.35 tonnes of “Nitrate ion”. This inventory item is not considered to represent an environmental concern on the subject site.

### **PCB Inventory**

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified on the subject site or within a 250m radius.

### **Ontario Ministry of Environment (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. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

### **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 the Phase I study area.

### **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 for the site or adjacent properties. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

### **MECP Waste Management Records**

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

### **MECP Submissions**

A request has been submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

### **MECP Brownfields Environmental Site Registry**

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Record of Site Condition (RSC) was found for the subject site or neighbouring properties.

### **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. No waste disposal sites were identified within the Phase I study area.

### **Areas of Natural Significance Interest (ANSI)**

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on October 1, 2019. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

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

The TSSA, Fuels Safety Branch in Toronto, was contacted on October 1, 2019, to inquire about current and former underground storage tanks, spills and incidents for the subject and neighbouring properties. No records were found for the subject site.

The response returned information for 1607 Carling Avenue, a retail fuel outlet currently operated by Shell. The property is reported to have three active liquid fuel tanks and a facility recorded. Six expired instances are also noted.

At least one tank at 1607 Carling Avenue is known to have leaked historically. These tanks represent a PCA and APEC.

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

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

### **City of Ottawa Historical Land Use Inventory**

A search of the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

### **Previous Engineering Reports**

The following reports were reviewed prior to conducting this assessment:

- ❑ “Phase I and II - Environmental Site Assessment, Former Aladdin Motel, 1655 Carling Avenue, Ottawa, Ontario”, prepared by John D. Paterson & Associates Ltd., dated September 26, 1994.

A former heating oil underground storage tank (UST) located at 1619 Carling Avenue was known to have leaked. The UST was located approximately 4m to 5m east of the eastern boundary of the subject site. The Phase I and II ESA was completed to assess whether the shallow soils on the subject site had been impacted. Two boreholes were completed. Vapour readings indicated the soils had not been impacted. No further investigation was recommended.

- ❑ “PE1472-FAX.01 Phase II - Environmental Remediation Cost Estimate, 1655 Carling Avenue, Ottawa, Ontario”, prepared by Paterson Group, dated November 5, 2008.

Paterson completed a Phase II ESA comprising fifteen (15) test pits and six (6) boreholes, four (4) of which were installed with groundwater monitoring wells. Soil testing was completed to assist in delineating the PHC and BTEX contamination ahead of estimating the cost of remediation.

- ❑ “Technical Review of Various Reports by Golder Associates Ltd. 1655 Carling Avenue, Ottawa, Ontario” prepared by Kollaard Associates, dated December 14, 2015

Kollaard Associates undertook a technical review of several reports completed by Golder Associates between September 2001 and March 2006. The review concluded that six (6) wells were installed in boreholes drilled across three phases of investigation and supplemented by numerous test pits and test trenches.

Across several investigations, Golder determined the groundwater to be flowing in a generally west and northwest direction.

Hydrocarbon contamination (PAH, TPH gas diesel and TPH heavy oil), in excess of the standards of the time, was identified in soil samples tested. Soil impacted with PHC and PAH concentrations exceeding the applicable standards was generally located across the eastern half of the Phase I Property. Groundwater across the eastern third of the subject site was also found to be impacted but no applicable standards were available at the time. The source of the contamination was believed to be the former UST located at 1619 Carling Avenue and former above ground storage tanks (AST) located in the basement of the former Aladdin Motel/West Park Motor Inn motel at 1655 Carling Avenue. Golder reportedly undertook a magnetic survey anomaly investigation and concluded no USTs were present.

Kollaard Associates noted that no works were known to have occurred at the property between 2006 and their assessment of 2015 and recommended an updated Phase I and II ESA be completed to identify any environmental concerns that may have occurred in the interim and confirm the levels of contamination.

- ❑ “Limited Groundwater Sampling and Testing of Existing Boreholes Technical Review of Various Reports by Golder Associates Ltd. 1655 Carling Avenue, Ottawa, Ontario” prepared by Kollaard Associates, dated December 14, 2015

Kollaard Associates visited the subject site with the intention of sampling and testing the groundwater so as to confirm the levels of contamination present. Four (4) wells were located, three installed by Golder Associates and one (1) by another company. No free product was detected however a strong hydrocarbon odour was noted in one or more wells. The results exceeded the applicable standards in all four samples tested PHC. Two samples also exceeded the applicable standards for selected PAH contaminants.

## **Chain of Title**

Based on a review of the City Directories, aerial photographs and previous engineering reports, the Phase I Property has seen very limited development other than the construction and demolition of the motel. 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 provided in a Chain of Title would not contribute additional environmental information relevant to the Phase I ESA.

## **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 subject site is a vacant parcel of possibly agricultural land, bound on the southern side by Carling Avenue. The surrounding lands appear to be agricultural in use with fields and occasional agricultural buildings present.   |
| 1956 | The site is occupied by the Aladdin Motel at this time. The buildings occupy the majority of the subject site. The surrounding area generally comprises residential land however a commercial property (a possible garage or car sales centre) located south of the subject site fronts onto Carling Avenue. Retail fuel outlets can be seen at the northwest, northeast and southeast corners of the intersection between Carling Avenue and Churchill Avenue. To the west of the subject site, a property labelled in the 1956 FIP as “Sheridan Equipment Ltd.; bulldozers, etc.” can be seen. |
| 1965 | No significant changes appear to have been made to the subject site. To the east of the subject site, a commercial building (Hakim Optical) has been constructed.  |
| 1976 | No significant changes appear to have been made to the subject site. The Sheridan Equipment property, west of the subject site, has been developed into a strip mall of commercial shops.  |

- 1999      The motel buildings have been demolished with the subject site used as a parking lot at this time. The motel is known to have been demolished in 1992. The retail fuel outlets located at the northeast and southeast corners of the intersection between Carling Avenue and Churchill Avenue can no longer be identified. Commercial development has continued on the properties fronting on to Carling Avenue, particularly south and west of the subject site.
- 2002      No significant changes appear to have been made to the subject site or surrounding area.
- 2011      No significant changes appear to have been made to the subject site. Commercial development has continued south of Carling Avenue with the demolition of a building (known to have previously been a bank) at the southwest corner of the intersection between Carling Avenue and Churchill Avenue and the construction of a Canadian Time Superstore and pizza restaurant.
- 2017      No significant changes appear to have been made to the subject site or surrounding area.

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. The topographic maps indicate that the subject site and surrounding area are generally flat-lying with a possibly slight downwards slope to the west. An illustration of the referenced topographic map is present in Figure 2 - Topographic Map following the body of 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, "where the land is rarely more than 150 m above sea level, except for the Monteregian Hills, which consist of intrusive igneous rocks".

## **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 the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale, arkose, sandstone of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 2 m and consists of fine-textured glaciomarine deposits. Groundwater is expected to be encountered in the bedrock at around 2m to 3m below the existing ground level.

## **Water Well Records**

A search of the MECP's web site for all drilled well records within 250 m of the subject site was conducted on October 3, 2019. The search identified 100 records in the subject area. Of these, six (6) are records of water supply wells dating from 1949 and 1960. The remainder of the wells consisted of observation and monitoring well records, the majority of which detail monitoring wells located at the former RFO at 1599 Carling Avenue.

No wells were depicted as being on the subject site however the nearest recorded well to the subject site detailed the potable water supply well for the Aladdin Motel and dated from 1956.

Given the municipally supplied area and age of the wells, all private water wells are assumed to be obsolete.

The well records indicate a surficial clay overburden of around 4 feet (1.2m) depth, overlying limestone bedrock.

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

There are no water bodies or areas of natural and scientific interest, on the subject site or within the study area.

## **5.0 INTERVIEWS**

Given the wealth of information from the previous investigations at the property, an interview was not conducted as it was not considered to add any significant detail to the understanding of the properties' use or environmental condition.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site assessment was conducted on October 8, 2019. Weather conditions were clear, with a temperature of approximately 16°C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site reconnaissance.

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

#### **Site Features**

The subject site operates as a parking lot, surfaced with gravel. Surface water infiltrates directly into the ground and drains to catch basins on Carling Avenue. Adjacent properties are approximately at grade with respect to the subject site. No structures were noted on the subject site.

#### **Below Ground Structures**

Given the historic presence of buildings on the site, relict structures may be encountered, including foundations, basement slabs and abandoned utilities.

#### **Potable Water Source**

The phase I study area is municipally serviced.

#### **Potential Environmental Concerns**

**Underground Utilities**

The site may be served by electrical and sewer utilities with numerous catch located along Carling Avenue.

**Ground Surface**

The ground surface across the majority of the subject site consists of gravel. No signs of staining or stressed vegetation were noted on the subject site.

**Railway Lines**

No railway lines were observed on the subject site or within the Phase I ESA study area.



**Polychlorinated Biphenyls (PCBs)**

No transformers or sources of PCBs were identified on-site.

**Unidentified Substances**

There were no unidentified substances on the subject property at the time of this assessment.

**Waste Storage and Disposal**

No waste generation or storage was noted on the subject site.

**Other Potential Environmental Concerns**

**Storage Tanks**

No fuels or chemical storage was noted on the subject site.

**Wastewater Drainage**

Wastewater drains into the City of Ottawa sewer system.

**Neighbouring Properties**

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

- North - Residential multi-tenant apartment buildings (including private storage garages) followed by Tillbury Avenue with further Residential land use beyond.
- South - Carling Avenue followed by commercial land (including a car dealership, restaurant and superstore) with parking lots and further commercial land beyond.
- East - Vacant land followed by a retail fuel outlet followed by Churchill Avenue.
- West - Commercial retail land (including restaurants and service and health providers), followed by Coal Avenue.

Land use within the Phase I study area is shown on Drawing PE4229-2 - Surrounding Land Use Plan.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Land Use History

The following table indicates the current and past uses of the site dating back to the first developed use of the site.

| <b>Table 2: Land Use History</b> |                            |  |   |
|----------------------------------|----------------------------|--|---|
| <b>Time Period</b>               | <b>Land Use</b>            | <b>Potentially Contaminating Activities</b>              | <b>Areas of Potential Environmental Concern</b> |
| Prior to 1956                    | Vacant / Agricultural      | None   | No  |
| 1956 - 1987                      | Aladdin Motel              | AST located in the Basement that is known to have leaked | Yes   |
| 1987 - 1992                      | West Park Motor Inn motel  |  |   |
| 1992 - present                   | Gravel surface parking lot | None   | No  |

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

From the previous engineering reports, the former motel on-site is known to have had a heating oil AST located in the basement that is known to have leaked. This represents an APEC on the subject land. Petroleum hydrocarbon (PAH, TPH gas diesel and TPH heavy oil) contamination has previously been identified in the soils and groundwater at the subject site.

Twelve (12) additional PCAs outside of the subject property but within the Phase I study area were identified. These comprise the various RFOs located at the intersection between Carling Avenue and Churchill Avenue, the UST located at the 1619 Carling Avenue property, Minutemen Press Printers, the Sheridan Equipment property and various automotive service garages. The majority of these PCAs are not considered to represent APECs based on their separation distance from the subject site and/or their down- or cross-gradient location from the Phase I property. However, the 1619 Carling Avenue property and the RFO located at 1607 Carling Avenue do represent APECs on the subject property. The off-site PCAs and APECs are shown on Drawing PE4229-1 Site Plan and Drawing PE4229-2 Surrounding Land Use Plan.

**Areas of Potential Environmental Concern (APEC)**

| <b>Table 3: Areas of Potential Environmental Concern</b>           |  |   |  |  |  |
|--|--|---|--|--|--|
| <b>APEC</b>  | <b>Location of APEC with respect to Phase I Property</b> | <b>PCA</b>  | <b>Location of PCA (on-site or off-site)</b> | <b>Contaminants of Potential Concern</b> | <b>Media Potentially Impacted (Groundwater, Soil, and/or Sediment)</b> |
| AST located in the basement of the former motel                    | The central portion of the site                          | Item 28 - Gasoline and Associated Products Storage in Fixed Tanks | On-site                                      | PHCs, BTEX, PAH                          | Soil/<br>Groundwater   |
| Former UST located at 1619 Carling Avenue (Hakim Optical)          | Eastern portion of the site                              | Item 28 - Gasoline and Associated Products Storage in Fixed Tanks | On-site                                      | PHCs, BTEX, PAH                          | Groundwater  |
| Former and current USTs located at 1607 Carling Avenue (Shell RFO) | Eastern portion of the site                              | Item 28 - Gasoline and Associated Products Storage in Fixed Tanks | On-site                                      | PHCs, BTEX, PAH                          | Groundwater  |

**Contaminants of Potential Concern (CPC)**

Based on the APECs, the following Contaminants of Potential Concern (CPCs) have been identified:

- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F<sub>1</sub>-F<sub>4</sub>) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils and grease (Fractions 3 and 4). PHCs F<sub>1</sub>-F<sub>4</sub> were selected as CPCs for the Phase I property due to the former and current on and off-site fuel tanks.
- Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) were selected as CPCs for the Phase I property due to the former and current on and off-site fuel tanks.

- ❑ Polycyclic Aromatic Hydrocarbons (PAHs) were selected as CPCs for the Phase I property as they have previously been recorded in excess of the applicable site standards.

## **7.2 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale, arkose, sandstone of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 2 m and consists of glacial till. Groundwater is expected to be encountered in the bedrock at around 2 m to 3 m below the existing ground level.

### **Contaminants of Potential Concern**

As per Section 7.1 of this report, CPCs identified on the subject site include PHCs, BTEX and PAHs.

### **Existing Buildings and Structures**

The subject site is not occupied by any buildings.

### **Water Bodies**

There are no water bodies on the subject property or within the Phase I ESA study area.

### **Areas of Natural Significance**

There are no areas of natural and scientific interest on the subject property or within the Phase I ESA study area

### **Drinking Water Wells**

The subject site is located within a municipally supplied area, drinking water wells are not considered to be present within the Phase I ESA study area. Records of 100 water wells, dating from 1949 to 2016, were found in the study area.

One well is recorded on-site and details the water supply well, dated 1956, related to the Aladdin Motel. The nearest off-site wells were recorded monitoring and observation wells at the RFO addressed 1607 Carling Avenue.

Given the municipally supplied area and age of the wells, all private water wells are assumed to be obsolete.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area consists of residential and commercial properties. Land use is shown on Drawing PE4229-2 Surrounding Land Use Plan.

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

As per Section 7.1 of this report, Potentially Contaminating Activities and Areas of Potential Environmental Concern were identified within the Phase I ESA study area. The off-site PCAs and APECs are shown on Drawing PE4229-1 Site Plan and Drawing PE4229-2 Surrounding Land Use Plan.

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

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of 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 Surface Developments to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 1655 Carling Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment 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 properties.

The subject site comprised a vacant/agricultural plot until 1956 when the subject site was developed for the Aladdin Motel. In 1987 this changed to the West Park Motor Inn until 1992 when the motel was demolished. On demolition, an AST located in the basement was found to have leaked. This tank represents an APEC on the subject site. Previous investigations by Paterson and others have found the subject site to be impacted by hydrocarbons including PHCs, BTEX and PAHs.

The lands surrounding the subject site were historically used for residential, north of Carling Avenue and were commercial in use, south of Carling Avenue. Several PCAs have been identified including several retail fuel outlets, a UST at the neighbouring 1619 Carling Avenue, Minutemen Press Printers, the Sheridan Equipment property and various muffler and auto service centres. Of these, 1619 Carling Avenue and 1607 Carling Avenue (Shell retail fuel outlet) were considered to be up gradient and therefore identified as APECs. USTs are known to have leaked at both properties in the past.

Following the historical review, a site visit was conducted. The site is currently used as a parking lot. No further PCAs or APECS were identified.

The following Areas of Potential Environmental Concern (APECs) were identified with regard to the subject site;

- Former AST in the basement of the historical motel which leaked;
- Former UST located at 1619 Carling Avenue;
- Former and current USTs located at 1607 Carling Avenue (Shell retail fuel outlet).

## **Recommendations**

Based on the results of the Phase I - Environmental Site Assessment, it is our opinion that **a Phase II - Environmental Site Assessment is required for the subject site.**

## 9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended, 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 Surface Developments. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

### **Paterson Group Inc.**



Philip Price, BSc. FGS



Mark S. D'Arcy, P.Eng.



### **Report Distribution:**

- Surface Developments
- 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**

The City of Ottawa Historical Land Use Inventory.  
The City of Ottawa geoOttawa website.

### **Local Information Sources**

Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View  
Bing Maps

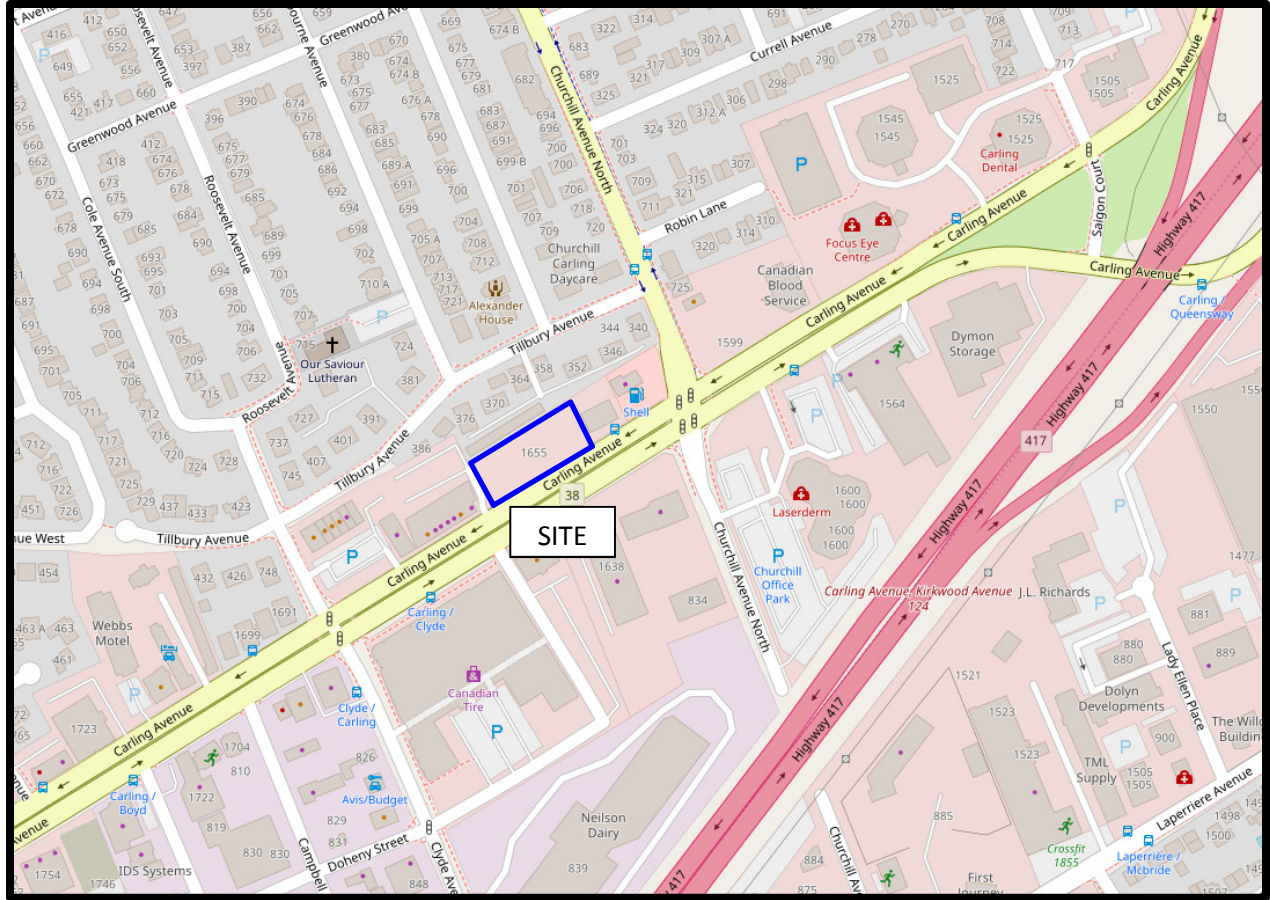
# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4229-1 – SITE PLAN**

**DRAWING PE4229-2 – SURROUNDING LAND USE PLAN**



**FIGURE 1**  
**KEY PLAN**

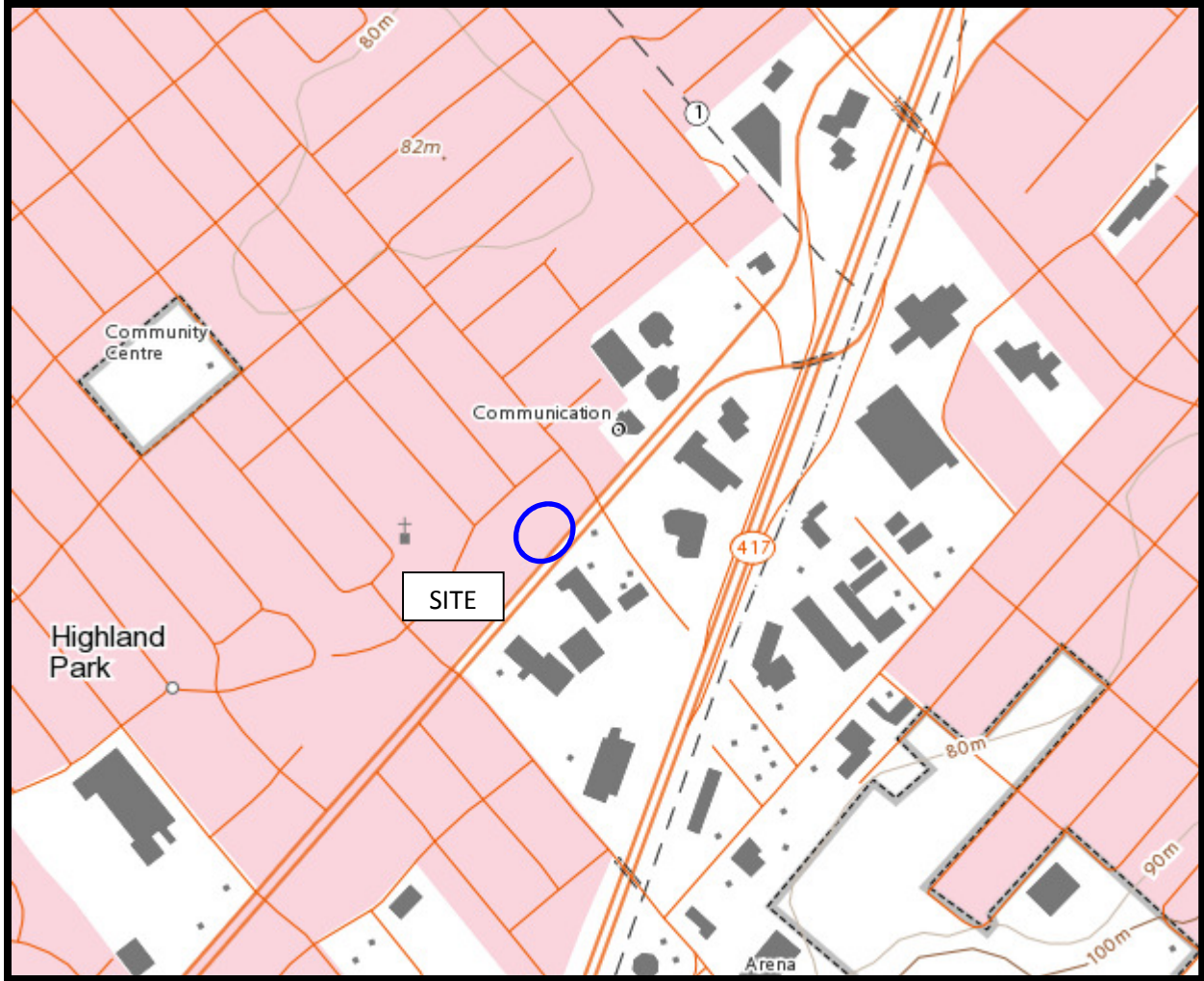
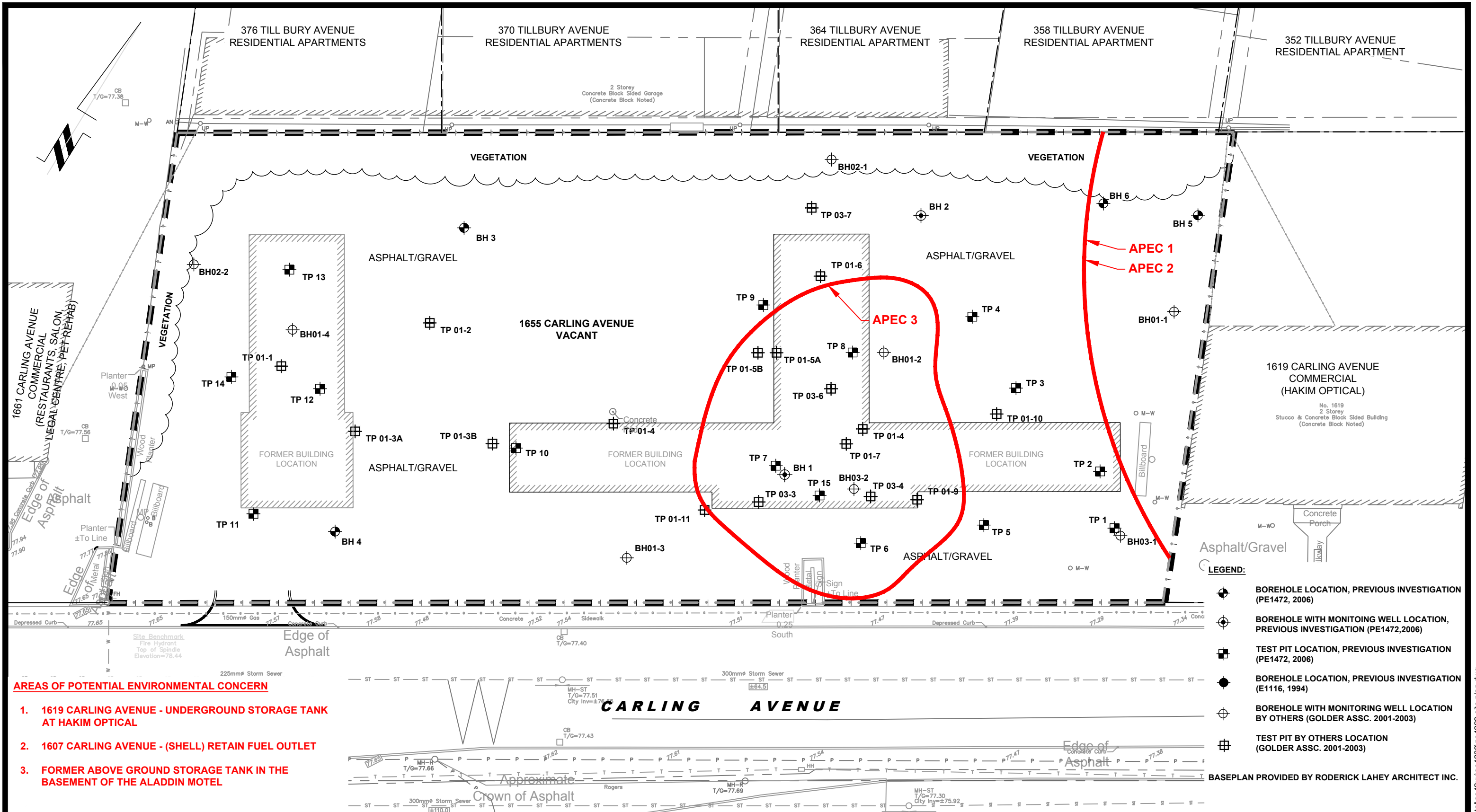


FIGURE 2  
TOPOGRAPHIC MAP



**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

1. 1619 CARLING AVENUE - UNDERGROUND STORAGE TANK AT HAKIM OPTICAL
2. 1607 CARLING AVENUE - (SHELL) RETAIN FUEL OUTLET
3. FORMER ABOVE GROUND STORAGE TANK IN THE BASEMENT OF THE ALADDIN MOTEL

**LEGEND:**

- BOREHOLE LOCATION, PREVIOUS INVESTIGATION (PE1472, 2006)
- BOREHOLE WITH MONITORING WELL LOCATION, PREVIOUS INVESTIGATION (PE1472, 2006)
- TEST PIT LOCATION, PREVIOUS INVESTIGATION (PE1472, 2006)
- BOREHOLE LOCATION, PREVIOUS INVESTIGATION (E1116, 1994)
- BOREHOLE WITH MONITORING WELL LOCATION BY OTHERS (GOLDER ASSC. 2001-2003)
- TEST PIT BY OTHERS LOCATION (GOLDER ASSC. 2001-2003)

BASEPLAN PROVIDED BY RODERICK LAHEY ARCHITECT INC.

**patersongroup**  
consulting engineers

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

| NO. | REVISIONS | DATE | INITIAL |
|-----|-----------|------|---------|
|     |           |      |         |

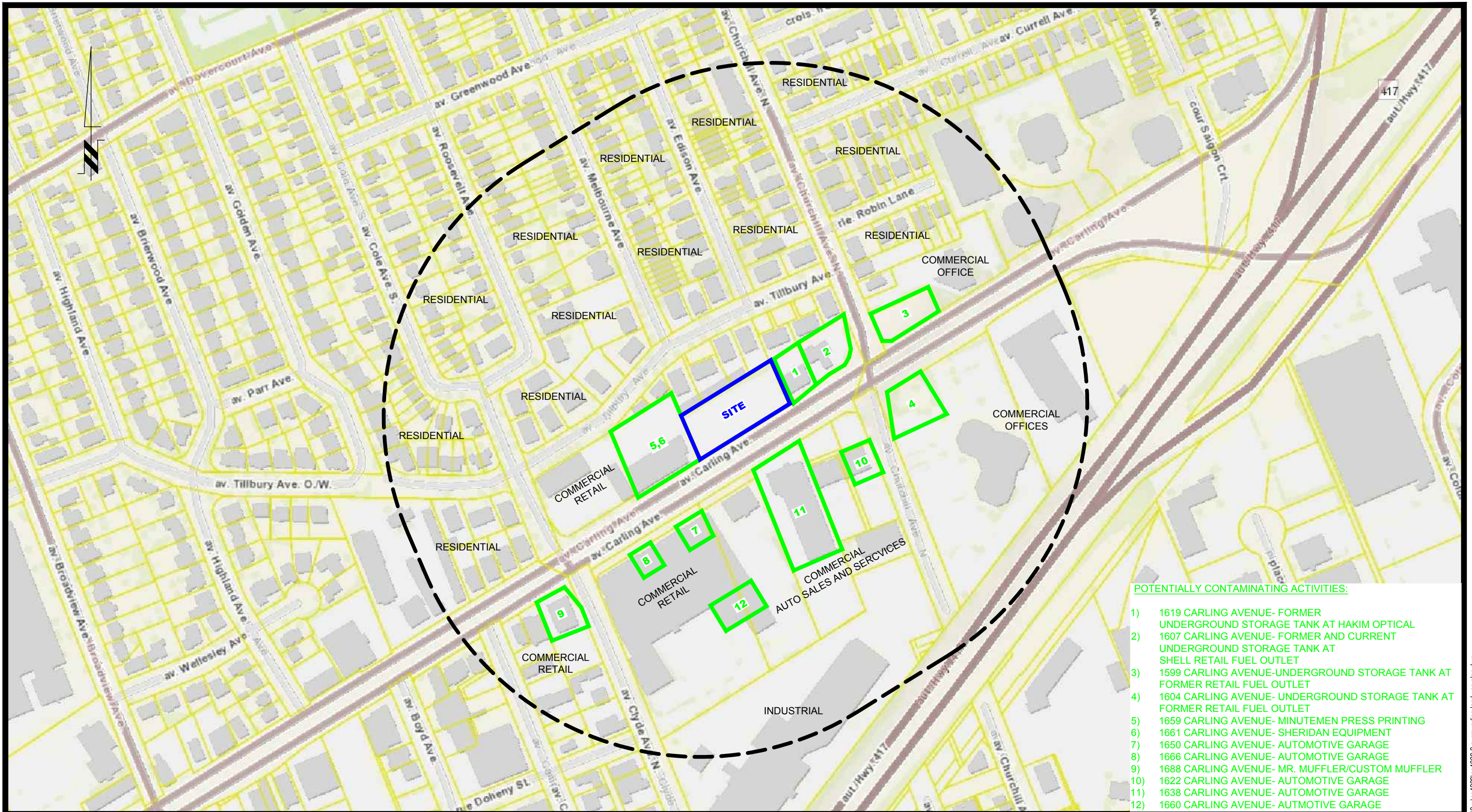
**SURFACE DEVELOPMENTS**  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
**1655 CARLING AVENUE**

OTTAWA, ONTARIO

Title: **SITE PLAN**

|              |       |                 |               |
|--------------|-------|-----------------|---------------|
| Scale:       | 1:300 | Date:           | 10/2019       |
| Drawn by:    | RCG   | Report No.:     | PE4229-1      |
| Checked by:  | NS    | <b>PE4229-1</b> | Revision No.: |
| Approved by: | MSD   |                 |               |

p:\autocad drawings\environmental\pe4229\pe4229-site plan.dwg



- POTENTIALLY CONTAMINATING ACTIVITIES:**
- 1) 1619 CARLING AVENUE- FORMER UNDERGROUND STORAGE TANK AT HAKIM OPTICAL
  - 2) 1607 CARLING AVENUE- FORMER AND CURRENT UNDERGROUND STORAGE TANK AT SHELL RETAIL FUEL OUTLET
  - 3) 1599 CARLING AVENUE- UNDERGROUND STORAGE TANK AT FORMER RETAIL FUEL OUTLET
  - 4) 1604 CARLING AVENUE- UNDERGROUND STORAGE TANK AT FORMER RETAIL FUEL OUTLET
  - 5) 1659 CARLING AVENUE- MINUTEMEN PRESS PRINTING
  - 6) 1661 CARLING AVENUE- SHERIDAN EQUIPMENT
  - 7) 1650 CARLING AVENUE- AUTOMOTIVE GARAGE
  - 8) 1666 CARLING AVENUE- AUTOMOTIVE GARAGE
  - 9) 1688 CARLING AVENUE- MR. MUFFLER/CUSTOM MUFFLER
  - 10) 1622 CARLING AVENUE- AUTOMOTIVE GARAGE
  - 11) 1638 CARLING AVENUE- AUTOMOTIVE GARAGE
  - 12) 1660 CARLING AVENUE- AUTMOTIVE GARAGE

**patersongroup**  
consulting engineers

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

| NO. | REVISIONS | DATE | INITIAL |
|-----|-----------|------|---------|
|     |           |      |         |
|     |           |      |         |
|     |           |      |         |

**SURFACE DEVELOPMENTS**  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
**1655 CARLING AVENUE**

OTTAWA, ONTARIO

**SURROUNDING LAND USE PLAN**

|              |        |               |                 |
|--------------|--------|---------------|-----------------|
| Scale:       | 1:3000 | Date:         | 10/2019         |
| Drawn by:    | YA     | Report No.:   | PE4229-1        |
| Checked by:  | PP     | Dwg. No.:     | <b>PE4229-2</b> |
| Approved by: | MSD    | Revision No.: |                 |

# **APPENDIX 1**

## **AERIAL PHOTOGRAPHS**



AERIAL PHOTOGRAPH  
1928





AERIAL PHOTOGRAPH  
1958



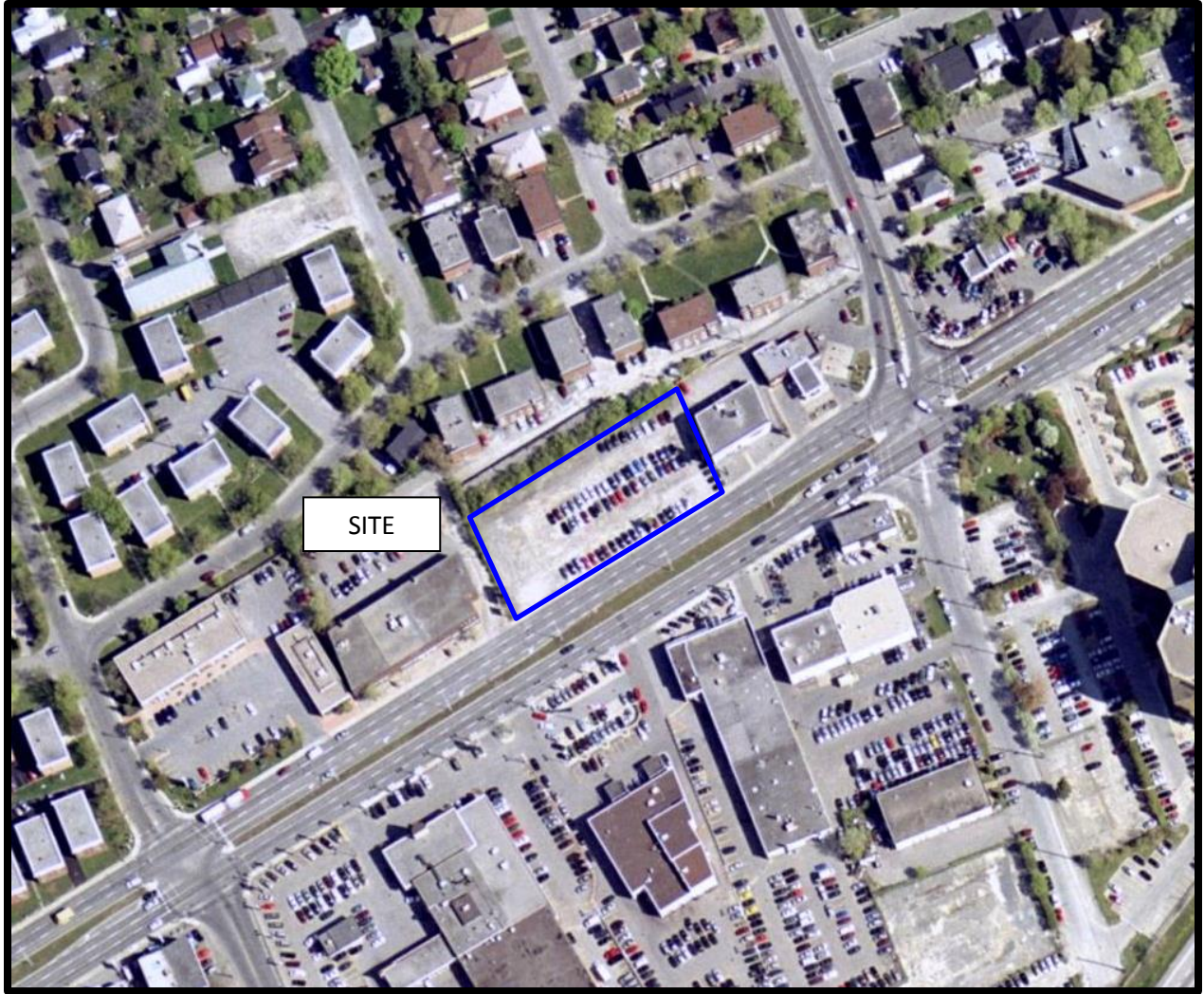
AERIAL PHOTOGRAPH  
1965



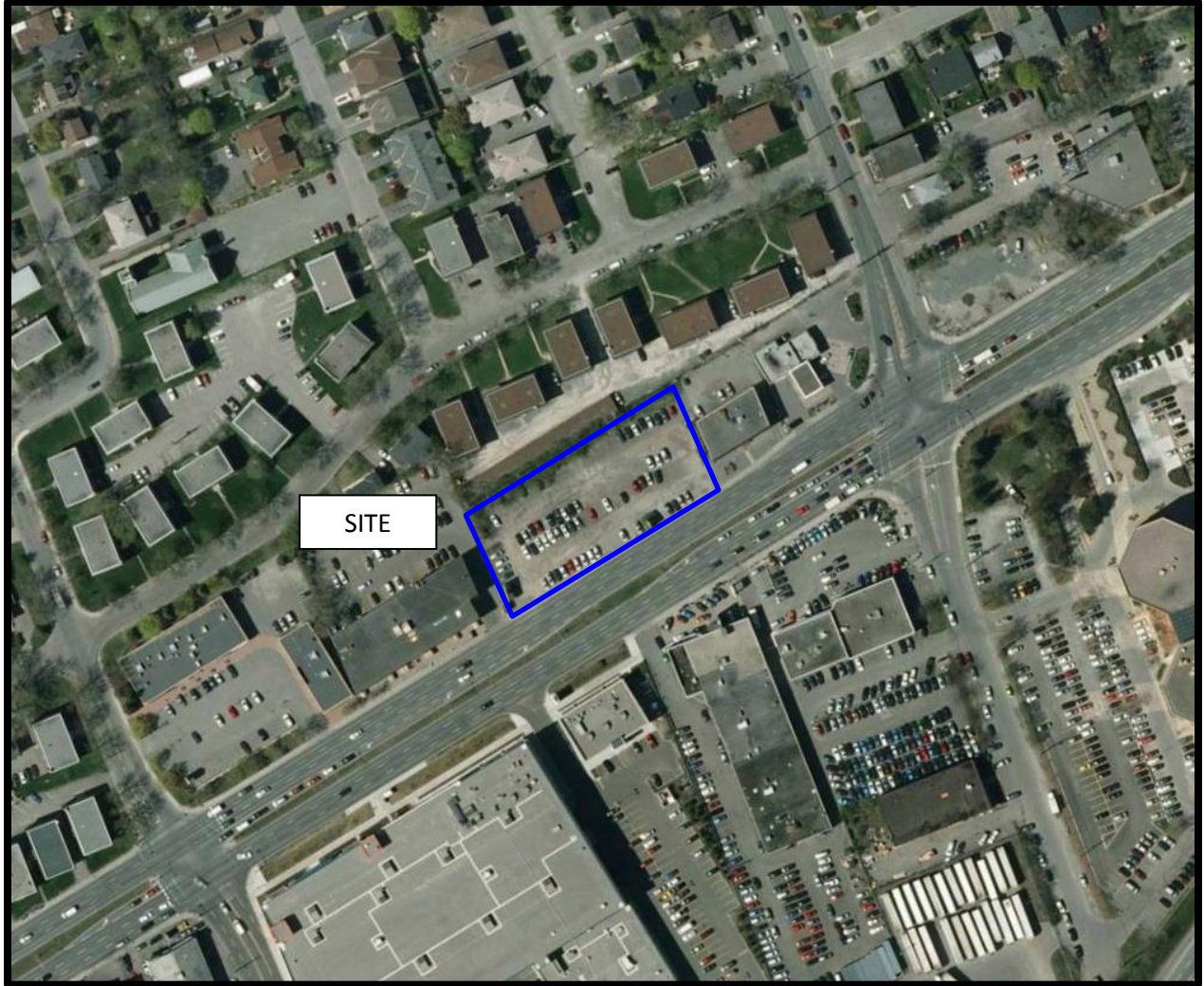
AERIAL PHOTOGRAPH  
1976



AERIAL PHOTOGRAPH  
1999



AERIAL PHOTOGRAPH  
2002



AERIAL PHOTOGRAPH  
2011



AERIAL PHOTOGRAPH  
2017

# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION SEARCH**

**CITY OF OTTAWA HLUI RESPONSE**

**WATER WELL RECORDS**

**TSSA CORRESPONDENCE**



## 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<br><br>Philip Price<br>Paterson Group Inc.<br>154 Colonnade Road<br>Ottawa, ON K2E 7J5<br>Email address: pprice@patersongroup.ca  |  |  | FOI Request No.   | Date Request Received            |
| Telephone/Fax Nos.<br>Tel. 613-226-7381<br>Fax 613-226-6344  |  |  | Fee Paid<br><input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH |                                  |
| Your Project/Reference No.<br>PE4229   |  | Signature/Print /Name of Requester<br>Philip Price |   |                                  |
| <b>Request Parameters</b>  |  |  |   |                                  |
| Municipal Address / Lot, Concession, Geographic Township <b>(Municipal address essential for cities, towns or regions)</b><br>1655 Carling Avenue, Ottawa, Ontario<br>PIN - 04012-0101   |  |  |   |                                  |
| Present Property Owner(s) and Date(s) of Ownership<br>Surface Developments   |  |  |   |                                  |
| Previous Property Owner(s) and Date(s) of Ownership  |  |  |   |                                  |
| Present/Previous Tenant(s), (if applicable)  |  |  |   |                                  |
| <b>Search Parameters</b>   |  |  | <b>Specify Year(s) Requested</b>  |                                  |
| <i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>   |  |  |   |                                  |
| Environmental concerns (General correspondence, occurrence reports, abatement)   |  |  | all   |                                  |
| Orders   |  |  | all   |                                  |
| Spills   |  |  | all   |                                  |
| Investigations/prosecutions ► Owner <b>AND</b> tenant information must be provided   |  |  | all   |                                  |
| Waste Generator number/classes   |  |  | all   |                                  |
| <b>Certificates of Approval ► Proponent information must be provided</b>   |  |  |   |                                  |
| 1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc. |  |  |   |                                  |
|  |  |  | <b>SD</b>   | <b>Specify Year(s) Requested</b> |
| 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.

Office Use Only

|                                    |                    |   |
|------------------------------------|--------------------|---|
| Application Number: _____          | Ward Number: _____ | Application Received: (dd/mm/yyyy): _____ |
| Client Service Centre Staff: _____ | Fee Received: \$   | _____                                     |



# 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:

Mailing Address:

Telephone:  Email Address:

### Registered Property Owner Information: Same as above

Name:

Mailing Address:

Telephone:  Email Address:

### Site Details

Legal Description and PIN:

1655 Carling Avenue, Ottawa, Ontario  
PIN: 04012-0101

What is the land currently used for?

Vacant / Parking lot

Lot frontage:  m Lot depth:  m Lot area: \_\_\_\_\_ m<sup>2</sup>

OR Lot area: (irregular lot)  m<sup>2</sup>

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

\$105.00

### 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 Paterson Group ("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): 04/10/2019

Per: Philip Price

(Please print name)

Title: Environmental Engineer

Company: Paterson Group

UTM 118 Z 414114 210 E  
9 R 51025 285 N  
 Elev. 9 R 0250  
 Basin 25 1 1



The Water-well Drillers Act, 1954  
 Department of Mines

15 N<sup>o</sup> 3001  
**RECEIVED**  
 JUL 23 1956  
 GEOLOGICAL BRANCH  
 DEPARTMENT OF MINES

# Water-Well Record

County or Territorial District Parleton Township, Village, Town or City Ottawa  
 Address Alladin Motel  
 Date completed (day) (month) (year)

## Pipe and Casing Record

## Pumping Test

Casing diameter(s) 5" Static level 40'  
 Length(s) Pumping rate 200 G.P.M.  
 Type of screen Pumping level 64'  
 Length of screen Duration of test 2 hrs.

## Well Log

## Water Record

| Overburden and Bedrock Record | From ft.  | To ft.      | Depth (s) at which water (s) found | No. of feet water rises | Kind of water (fresh, salty, or sulphur) |
|-------------------------------|-----------|-------------|------------------------------------|-------------------------|--|
| <u>Clay</u>                   | <u>1'</u> | <u>4'</u>   | <u>210'</u>                        | <u>210.</u>             | <u>Fresh.</u>                            |
| <u>Limestone</u>              | <u>4'</u> | <u>250'</u> |                                    |                         |  |
|                               |           |             |                                    |                         |  |
|                               |           |             |                                    |                         |  |
|                               |           |             |                                    |                         |  |
|                               |           |             |                                    |                         |  |
|                               |           |             |                                    |                         |  |
|                               |           |             |                                    |                         |  |
|                               |           |             |                                    |                         |  |

For what purpose(s) is the water to be used?  
motel use  
 Is water clear or cloudy? clear  
 Is well on upland, in valley, or on hillside? valley  
 Drilling firm M. M. Meagher  
 Address 639 Rowanwood Ave Ottawa  
 Name of Driller M. M. Meagher  
 Address  
 Licence Number 171  
 I certify that the foregoing statements of fact are true.  
 Date Apr 12 M. M. Meagher  
 Signature of Licensee

**Location of Well**  
 In diagram below show distances of well from road and lot line. Indicate north by arrow.  
 N  
  
Parlington Ave.  
Ottawa West.

5 Carling Ave.

No Tag  
Well abandonment

## Instructions for Completing Form

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

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

Ministry Use Only

|     |     |     |
|-----|-----|-----|
| MUN | CON | LOT |
|-----|-----|-----|

RR#/Street Number/Name: 1607 Carling Avenue  
 City/Town/Village: Ottawa  
 Site/Compartment/Block/Tract etc.:  
 GPS Reading NAD 83 Zone 18 Easting 441494 Northing 5025492  
 Unit Make/Model: Magellan  
 Mode of Operation:  Undifferentiated  Averaged  
 Differentiated, specify

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

| General Colour  | Most common material | Other Materials | General Description | Depth From | Metres To |
|---|----------------------|-----------------|---------------------|------------|-----------|
|   |                      |                 |                     | 0          | 3.90      |
| Remove monitoring well, overdrill + backfill borehole with bentonite, hole plug to surface as per Min Reg 903 |                      |                 |                     |            |           |

### Hole Diameter

| Depth From | Metres To | Diameter Centimetres |
|------------|-----------|----------------------|
| 0          | 3.90      | 20                   |

### Water Record

Water found at: \_\_\_\_\_ Metres / Kind of Water:

m  Fresh  Sulphur  
 Gas  Salty  Minerals  
 Other: \_\_\_\_\_

After test of well yield, water was  
 Clear and sediment free  
 Other, specify \_\_\_\_\_

Chlorinated  Yes  No

### Construction Record

| Inside diam centimetres    | Material  | Wall thickness centimetres | Depth From | Metres To |
|----------------------------|---|----------------------------|------------|-----------|
| <b>Casing</b>              |   |                            |            |           |
|                            | <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass<br><input type="checkbox"/> Plastic <input type="checkbox"/> Concrete<br><input type="checkbox"/> Galvanized |                            |            |           |
| <b>Screen</b>              |   |                            |            |           |
| Outside diam               | <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass<br><input type="checkbox"/> Plastic <input type="checkbox"/> Concrete<br><input type="checkbox"/> Galvanized | Slot No.                   |            |           |
| <b>No Casing or Screen</b> |   |                            |            |           |
|                            | <input type="checkbox"/> Open hole  |                            |            |           |

### Test of Well Yield

| Pumping test method                       | Draw Down Time min | Water Level Metres | Recovery Time min | Water Level Metres |
|---|--------------------|--------------------|-------------------|--------------------|
| Pump intake set at - (metres)             | Static Level       |                    |                   |                    |
| Pumping rate - (litres/min)               | 1                  |                    | 1                 |                    |
| Duration of pumping - hrs + min           | 2                  |                    | 2                 |                    |
| Final water level end of pumping - metres | 3                  |                    | 3                 |                    |
| Recommended pump type                     | 4                  |                    | 4                 |                    |
| Recommended pump depth - metres           | 5                  |                    | 5                 |                    |
| Recommended pump rate - (litres/min)      | 10                 |                    | 10                |                    |
|   | 15                 |                    | 15                |                    |
| If flowing give rate - (litres/min)       | 20                 |                    | 20                |                    |
|   | 25                 |                    | 25                |                    |
| If pumping discontinued, give reason.     | 30                 |                    | 30                |                    |
|   | 40                 |                    | 40                |                    |
|   | 50                 |                    | 50                |                    |
|   | 60                 |                    | 60                |                    |

### Plugging and Sealing Record

| Depth set at - Metres From | Metres To | Material and type (bentonite slurry, neat cement slurry) etc. | Volume Placed (cubic metres) |
|----------------------------|-----------|---|------------------------------|
| 0                          | 3.9       | Bentonite cement slurry                                       | 40 K9                        |

### Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Please see attached site plan

### Method of Construction

Cable Tool  Rotary (air)  Diamond  Digging  
 Rotary (conventional)  Air percussion  Jetting  Other  
 Rotary (reverse)  Boring  Driving  Auger

### Water Use

Domestic  Industrial  Public Supply  Other  
 Stock  Commercial  Not used  
 Irrigation  Municipal  Cooling & air conditioning

### Final Status of Well

Water Supply  Recharge well  Unfinished  Abandoned (Other)  
 Observation well  Abandoned, insufficient supply  Dewatering  
 Test Hole  Abandoned, poor quality  Replacement well

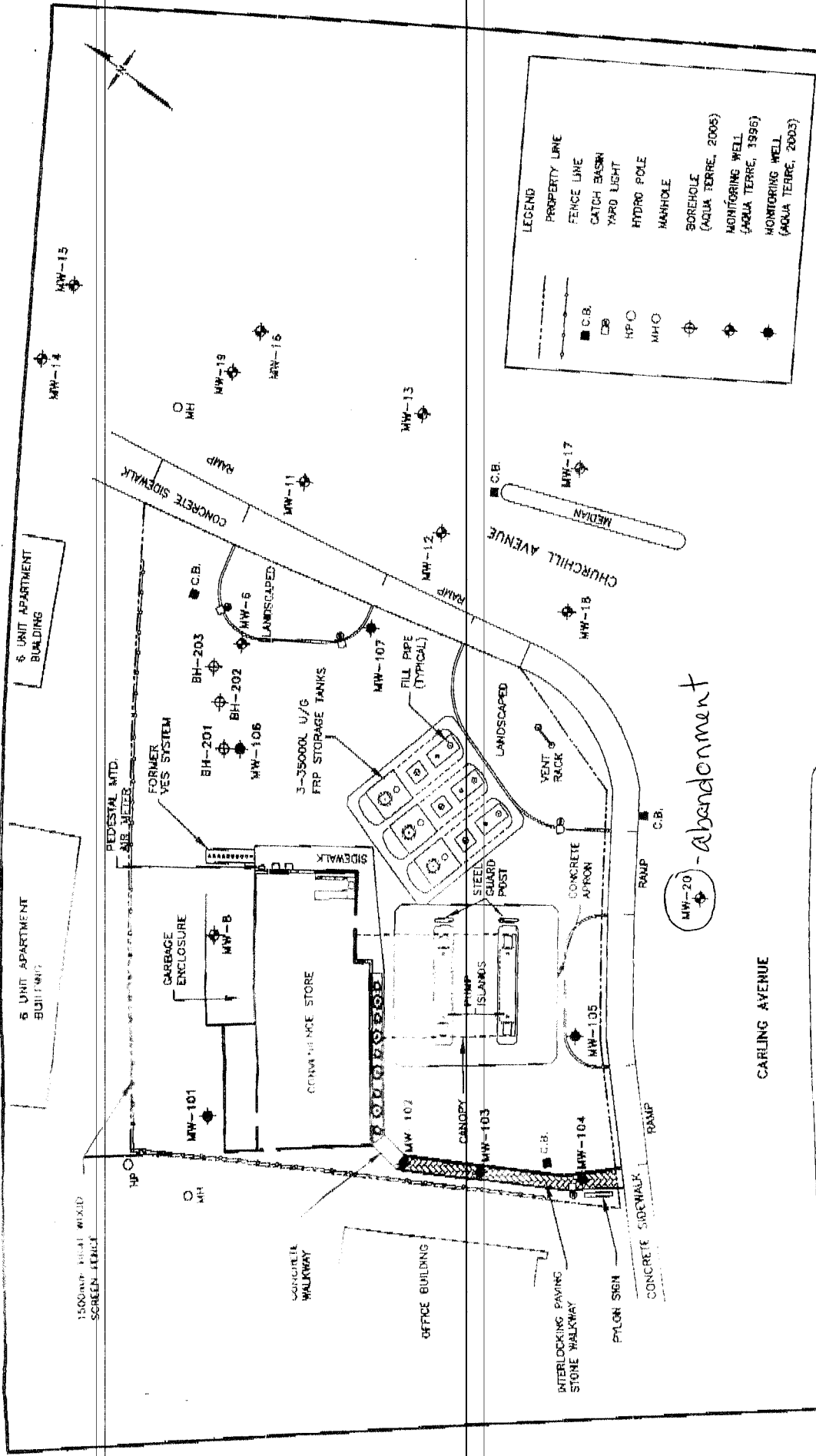
### Well Contractor/Technician Information

Name of Well Contractor: George Downard Estate Drilling Ltd  
 Well Contractor's Licence No.: 1844  
 Business Address: 410 Main St. Grenville Sur Le Rouge Qc. J0V1B0  
 Name of Well Technician: Downard Bruce  
 Well Technician's Licence No.: T2173  
 Signature of Technician/Contractor: [Signature]  
 Date Submitted: 2006 09 11

Audit No. **Z 50491** Date Well Completed 2006 08 14  
 Was the well owner's information package delivered?  Yes  No Date Delivered 2006 09 14

### Ministry Use Only

Data Source Contractor: 1844  
 Date Received: OCT 17 2006 Date of Inspection: \_\_\_\_\_  
 Remarks: \_\_\_\_\_ Well Record Number: \_\_\_\_\_



SCALE 1:400

0 5 10 20m

**LEGEND**

- PROPERTY LINE
- FENCE LINE
- C.B.
- CB
- HPO
- MHO
- BOREHOLE (AQUA TERRE, 2006)
- MONITORING WELL (AQUA TERRE, 1996)
- MONITORING WELL (AQUA TERRE, 2003)

|                 |   |
|-----------------|---|
| Client/Location | Shell Canada Products<br>1507 CARLING AVENUE<br>OTTAWA, ONTARIO |
| Project No.     | 98521A  |
| Drawn           | 98521A-MW-14.DWG  |
| EM              | EM  |
| Project Manager | RAS   |
| Date            | 20-JUN-2003   |
| Drawn           | RAS   |

|   |      |
|---|------|
| <b>BOREHOLE AND MONITORING WELL LOCATIONS</b> |      |
| FIG No.                                       | 2003 |
| FIGURE 2                                      |      |

NOTE(S):  
- SCALE AND SITE INFRASTRUCTURE LOCATIONS ARE APPROXIMATE

SOURCE(S):  
- J&B ENGINEERING INC., RLS RETROFIT LAYOUT PLAN, FILE #004456,  
DWG #1-1, JUNE 9, 1996; REVISED NOV. 15, 1999

D:\CAD FILES\1996-2003\98521A-MW-14.DWG

1844

Z50491

OCT 17 2006

## Philip Price

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** October-01-19 4:35 PM  
**To:** Philip Price  
**Subject:** RE: TSSA Records Search, PE4229 - Ottawa, ON

Good afternoon,

Thank you for your request for confirmation of public information.

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

| Inst Num | Context             | Address          | City   | Provinc | Postal Cod | Inststatusnam |
|----------|---------------------|------------------|--------|---------|------------|---------------|
| 9951570  | FS Facility         | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | EXPIRED       |
| 10381941 | FS Facility         | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | EXPIRED       |
| 64492365 | FS Facility         | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | Active        |
| 11113291 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | EXPIRED       |
| 11113319 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | EXPIRED       |
| 11113349 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | EXPIRED       |
| 11113379 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | EXPIRED       |
| 11457764 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | Active        |
| 11457777 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | Active        |
| 11457783 | FS Liquid Fuel Tank | 1607 CARLING AVE | OTTAWA | ON      | K2A 1C4    | Active        |

For a further search in our archives, or for copies of documents, 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](mailto:publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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



### Sherees Thompson | Public Information Agent

Facilities  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3363 | Fax: +1-416-231-6183 | E-Mail: [sthompson@tssa.org](mailto:sthompson@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Philip Price <PPrice@Patersongroup.ca>  
**Sent:** October 1, 2019 1:29 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** TSSA Records Search, PE4229 - Ottawa, ON



Good Afternoon,

Could you please conduct a search of your records for underground storage tanks, historical spills and other incidents/infractions for the following addresses for properties located in Ottawa, Ontario:

**1607 Carling Avenue**  
**1619 Carling Avenue**  
**1638 Carling Avenue**  
**1640 Carling Avenue**  
**1655 Carling Avenue**  
**1657 Carling Avenue**

**358 Tillbury Ave**  
**364 Tillbury Ave**  
**370 Tillbury Ave**  
**376 Tillbury Ave**

Thank you very much,

Philip Price

**patergroup**  
**solution oriented engineering**  
**over 60 years servicing our clients**

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 250  
Cell: (343) 999 7255

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# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

**Philip Price**  
BSc.  
FGS

**Environmental  
Engineering**

**Geotechnical  
Engineering**

**Materials Testing  
Quality Control**

**Building Sciences**

**Hydrogeology**

**Archaeological  
Services**

## **POSITION**

Intermediate Environmental Scientist

## **EDUCATION**

Kingston University, London, England, BSc (Hons), 2005  
Geology

## **EXPERIENCE**

*2018 - Present:*

### **Paterson Group Inc.**

Consulting Engineers  
Environmental Division  
Intermediate Environmental Scientist

*2016 - 2018*

### **Harrison Group Environmental Ltd.**

Consulting Engineers  
Senior Environmental Engineer

*2013 - 2016*

### **Harrison Group Environmental Ltd.**

Consulting Engineers  
Environmental Engineer

*2009 – 2011*

### **AP Geotechnics Ltd.**

Consulting Engineers  
Geotechnical Engineer

*2006 - 2009*

### **Harrison Group Environmental Ltd.**

Consulting Engineers  
Junior Environmental Engineer

## **SELECT LIST OF PROJECTS**

Remediation Supervision – Residential Development, Arnprior  
Remediation Supervision – Residential Development, Ottawa  
Remediation Supervision – Commercial Development, Ottawa  
Phase I & II ESA – Commercial Development, Bells Corners, Ottawa  
Groundwater Monitoring and Sampling – Various Location, Ottawa  
Phase I ESA – Various Locations, Ontario

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