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## **Phase I Environmental Site Assessment**

246 Gilmour Street  
Ottawa, Ontario

**Prepared For**

Epcon Enterprises Ltd.

### **Paterson Group Inc.**

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**June 10, 2019**

Report: PE4643-1

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Epcon Enterprises Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of the property at 246 Gilmour Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

The results of the historical research indicated that the subject property was developed between 1912 and 1928 with a residential apartment building. The building occupied the site until it was demolished in 2003. The site has since been vacant.

Historically, the surrounding land to the south and west consisted primarily of residential with some institutional purposes. The properties to the north and east consisted of office, retailer and institutional uses. Based on the historical review, four (4) potentially contaminating activities (PCAs) were identified within the study area, approximately more than 110 m away from the subject site. Based on the separation distances and/or downgradient location with respect to the subject site, these former PCAs are not considered areas of potential environmental concern (APEC) on the Phase I Property.

Following the historical review, a site visit was conducted. The subject property is vacant land. Surrounding land use consisted of residential, commercial (retail and offices) and institutional properties. Based on the site inspection, there were no potential environmental concerns with the current use of the Phase I Property or properties within the Phase I Study Area.

Based on the results of this Phase I ESA, it is **our opinion that a Phase II Environmental Site Assessment is not required for the property.**

## **1.0 INTRODUCTION**

At the request of Epcon Enterprises Ltd., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property at 246 Gilmour 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. Domenic Idone of Epcon Enterprises Ltd. The office of Epcon Enterprises Ltd. is located at 1566 Laperriere Avenue, Ottawa, Ontario. Mr. Idone can be reached by telephone at (613) 325-3416.

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

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, by O.Reg. 269/11, 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: 246 Gilmour Street, Ottawa, Ontario.

Legal Description: Plan 15558, Part of Lots 1, 2, 5 and 6 (Part of Lot 1 Metcalfe East), Registered Plan 3922, City of Ottawa, Ontario.

Property Identification

Number: 04118-0283

Location: The subject site is situated on the south side of Gilmour Street, approximately 34 m east of Metcalf Street, in the City of Ottawa. The subject site is shown on Figure 1 - Key Plan following the body of this report.

Latitude and Longitude: 45° 24' 56.94" N, 75° 41' 25.16" W.

### **Site Description:**

Configuration: Rectangular

Site Area: 399 m<sup>2</sup> (approximate)

Zoning: R4T – Residential 4<sup>th</sup> Density

Current Use: The site is currently vacant land

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

### **3.0 SCOPE OF INVESTIGATION**

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

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

## 4.0 RECORDS REVIEW

### 4.1 General

#### Phase I-ESA Study Area Determination

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

#### First Developed Use Determination

Based on the city directories, air photo research and fire insurance plans, it is our interpretation that the Phase I Property was first developed prior to 1928 for residential purposes.

#### Fire Insurance Plans

Fire Insurance Plans (FIPs), dated 1888 (revised 1901), 1902 (revised 1912), 1932 and 1956, were reviewed for the Phase I Property and Phase I Study Area.

Based on the 1901 and 1912 FIPs, the subject site was undeveloped and vacant land. The surrounding properties were occupied primarily by residential buildings and dwellings, schools and churches. No potentially contaminating activities (PCAs) were identified during the review of the 1902 and 1912 FIPs.

Based on the 1932 and 1956 FIPs, the subject site was occupied by a residential apartment building. The surrounding lands were occupied by residential, commercial and institutional (schools/churches). Three (3) PCAs were identified within the study area, which included two (2) former retail fuel outlets (RFOs) at 280 and 379 Elgin Street, approximately 155 m northeast and 230 m southeast of the subject site, respectively. A former drycleaner was also identified at 286 Elgin Street, approximately 120 m northeast of the subject site. PCAs identified during the review of the FIPs are shown in Table 1.

<b>TABLE 1. Fire Insurance Plan Review Potentially Contaminating Activities</b>			
<b>Address</b>	<b>Year of FIPs</b>	<b>Potentially contaminating activity</b>	<b>Location</b>
280 Elgin Street	1932, 1956	Retail fuel outlet	155 m NE
286 Elgin Street	1956	Drycleaners	120 m NE
379 Elgin Street	1932, 1956	Retail fuel outlet	230 m SE

Based on their respective separation distances, these PCAs are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property. PCAs identified in the FIPs review are shown on Drawing PE4643-2 Surrounding Land Use Plan.

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

As part of the Phase I ESA, city directories at the National Archives were reviewed in approximate 10-year intervals from 1925 through 2011.

The subject site was identified in the directories as a residential apartment building, Stanford Apartments in 1934 until the late 1990s. No other listing existed for the subject site. No potentially contaminating activity was identified with the former use of the Phase I Property.

The surrounding lands to the north, west and south were listed primarily as residential and residential apartment buildings with some office buildings. Lands the east were listed as commercial retail businesses, offices, institutions and restaurants. Two (2) PCAs were identified during the directories review: a former RFO at 280 Elgin Street, previously identified in the FIPs, and a former drycleaner at 268 Elgin Street, approximately 180 m northeast of the subject site. PCAs identified during the review of the FIPs are shown in Table 2.

<b>TABLE 2. City Directories Review Potentially Contaminating Activities</b>			
<b>Address</b>	<b>Years Listed</b>	<b>Potentially contaminating activity</b>	<b>Location</b>
268 Elgin Street	1970, 1995	Drycleaners	165 m NE
280 Elgin Street	1932, 1956	Retail fuel outlet	155 m NE

Based on the separation distance, the former drycleaner does not represent an APEC on the Phase I Property.

### **Chain of Title**

Paterson did not request a Chain of Title for the subject site as it was determined, based on the aerial photographs and city directories, that the subject site was always occupied by a residential apartment building prior to its demolition in 2004/2005, and has been vacant since. The current property owner is Epcon Enterprises Limited.



## **Plan of Survey**

A plan of survey was not provided for review at this time.

## **Previous Engineering Reports**

Paterson Group has conducted several Phase I ESAs on neighbouring properties within the study area. Based on the information contained in our files, there were no PCAs in the immediate area that would be considered to represent APECs on the Phase I Property.

## **4.2 Environmental Source Information**

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on June 5, 2019. The Phase I Property was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

### **PCB Inventory**

A search of national PCB waste storage sites was conducted as part of our assessment. There were no PCB waste storage sites within Phase I Study Area.

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

A search for areas of natural significance and features within the Phase I Study Area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on June 4, 2019. The search did not reveal any natural features or ANSIs within the Phase I study area.

### **Ministry of Environment, Conservation and Parks (MECP) Instruments**

A request was submitted to the MECP Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the Phase I Property. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains 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 study area.

### **MECP Incident Reports**

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

### **MECP Waste Management Records**

A request was submitted to the MECP FOI office for information with respect to waste management records. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Ontario Regulation 347 was considered in this review. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

### **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. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains 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. One (1) RSC was identified in the Phase I ESA Study Area. The RSC was filed by Paterson in 2008 for 330 Gilmour Street, approximately 120 m west of the subject site. Based on the information contained in our files, this RSC property is not considered a concern to the subject site or surrounding lands.

### **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. There are no active or closed waste disposal sites or former manufactured gas or coal tar distillation plans within the Phase I Study Area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on June 5, 2019 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the Phase I Property or for the immediately adjacent and neighbouring properties within the Phase I Study Area. A copy of the TSSA correspondence has been included in Appendix 2.

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

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. Based on this document, there are no former landfills within the Phase I Study Area.

### **Former Industrial Sites**

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. No former industrial sites were listed in the database for the subject site or properties within the study area.

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

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

## **4.3 Physical Setting Sources**

### **Aerial Photographs**

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

1928	The Phase I Property is occupied by a residential building. The area surrounding the subject site is entirely developed with residential and commercial properties.
1958	No significant changes are apparent on the subject site or the surrounding lands.
1965	The subject site and surrounding lands appear unchanged from the previous photograph.
1976	The site appears unchanged from the previous photograph. The neighbouring property across Gilmour Street is occupied by a large oval shaped commercial office building at this time. Properties further to the south are now vacant at this time.
1991	No significant changes are apparent on the subject site or neighbouring lands. Properties further to the south are now occupied by a residential apartment building and a baseball field.
2002	The subject site and surrounding lands appear unchanged from the previous photograph.
2011	The subject site is vacant at this time. No significant changes have been made on the surrounding lands.
2017	The subject site and surrounding lands appear unchanged from the previous photograph.

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

## **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the local topography in the immediate vicinity of the site is relatively flat, while the regional topography generally slopes gently downwards in a southeasterly direction.

## **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

## **Geological Maps**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden is reported to consist of offshore marine sediments of erosional terraces to depths ranging from 25-50 m.

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

No water bodies are present within the Phase I study area. The nearest body of water is the Rideau Canal, approximately 560 m southeast of the Phase I Property. No areas of natural significance are known to exist within the Phase I Study Area.

## **Water Well Records**

Well records for all drilled wells within the Phase I Study Area were obtained from the MECP website. Based on the results of the well records search, three (3) monitoring well records were registered for a property (190-192 Somerset Street) approximately 163 m northeast of the subject site. The monitoring wells are not considered to be a concern to the subject site, based on the separation distance and down gradient location.

## **5.0 INTERVIEWS**

### **Property Owner Representative**

Mr. Domenic Idone of Epcon Enterprises Ltd. (Epcon), the current property owner, was interviewed as part of this assessment via email on June 7, 2019. Epcon purchased the subject site in August 2002. The former residential building was deemed unsafe and was demolished in August 2003. According to Mr. Idone, sand fill obtained from a licensed site was used to fill the site after the demolition. The site has been vacant since 2003, however it has come to the Mr. Idone's attention that locals in the immediate area have been parking on the property despite emplaced steel rebar along the northern and southern property boundaries. Mr. Idone has stated, that as they (Epcon) become aware of people parking on-site illegally, they request that owners of the vehicles be removed, if not, additional actions are taken by contacting the City by-law or towing company to remove the parked vehicles. Mr. Idone is not aware of any potential environmental concerns regarding the subject site.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

A representative from the Environmental Department of Paterson Group conducted a site visit on June 3, 2019. Weather conditions were overcast with a temperature of approximately 7 °C. At the time of the site visit, the neighbouring properties within the Phase I study area were also observed from publicly accessible areas.

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

#### **Site Features**

The Phase I Property exists as a vacant lot, mostly grass covered with a small area/patch of an asphaltic paved laneway, fronting Lewis Street, which was the only remaining evidence of a former structure on the subject site. No other structures were noted at the time of the site visit. It was noted at the time of the site visit that vehicles were illicitly parked on the subject site.

The site appears to be at the grade of Gilmour Street and gradually slopes downwards to Lewis Street. The surface of the site is exposed ground surface with some grass coverage. There were no signs of contamination, discolouration

or stressed vegetation at the time of the site visit. Site drainage occurs through infiltration. The regional topography slopes downwards in a southerly or southeasterly direction towards the Rideau Canal/Patterson Creek.

No evidence of current or former railway or spur lines was observed on the exterior of the subject property at the time of the site visit. There were no unidentified substances or waste observed on the exterior of the Phase I Property at the time of the site visit.

Site features and current configuration of the Phase I Property are shown on Drawing PE4643-1 - Site Plan.

### **Fill Material**

Sand fill was identified on the Phase I Property where the former residential building has been situated. The fill was imported by a licensed site in 2003. No potential environmental concerns were noted with the quality of the fill material on the subject site.

### **Underground Utilities**

Catch basins are located outside the property boundaries on the adjacent streets. Any utilities relating to the former building are expected to have been decommissioned and are no longer in place.

### **Neighbouring Properties**

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

- ☐ North – Gilmour Street followed by an office building;
- ☐ South – Lewis Street followed by a residential apartment building;
- ☐ East – Elgin Street Public School followed by Elgin Street;
- ☐ West – Residential apartment building followed by Metcalfe Street.

No existing PCAs are considered to be present on the adjacent properties.

Land within the Phase I Study Area (250 m radius) is primarily used for residential and commercial purposes (offices, retailers and restaurants) with some institutional land use. No existing off-site PCAs were identified at the time of the site visit. Surrounding land use is shown on Drawing PE4643-2 – Surrounding Land Use Plan.

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

### **7.1 Land Use History**

Based on the available historical records, the Phase I Property was initially developed with a residential building between 1912 and 1928. The property was used for residential purposes until 2001/2002 and has been vacant since 2003 when the residential building was demolished. The subject site currently exists as vacant land.

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

No potentially contaminating activities (PCAs) were identified on the Phase I Property. Four (4) off-site PCAs as previously identified and discussed, do not represent APECs on the Phase I Property. The s of these PCAs are depicted in green on Drawing PE4643-2 –Surrounding Land Use Plan, in the Figures section of this report.

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

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

### **7.2 Conceptual Site Model**

#### **Geological and Hydrogeological Setting**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden is reported to consist of offshore marine sediments of erosional terraces to depths ranging from 25-50 m.

Based on the findings of the Geotechnical investigation conducted by Paterson in June 2019, overburden generally consisted of topsoil followed by sand fill material overlying native silty clay. No concerns were identified during the subsurface investigation.

The regional topography slopes down in a northerly direction, however the topography in the immediate vicinity of the Phase I Property slopes down to the south. The local groundwater flow beneath the Phase I Property is inferred to be in a northerly direction.



### **Contaminants of Potential Concern**

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

### **Existing Buildings and Structures**

There are no buildings or structures on the Phase I Property.

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

There are no water bodies or areas of natural significance on the Phase I Property or within the Phase I Study Area.

### **Drinking Water Wells**

No drinking water wells are located on the Phase I Property or within the Phase I Study Area.

### **Groundwater Monitoring Wells**

No monitoring wells were observed on the Phase I Property.

Three (3) monitoring well records were identified approximately 163 m northeast of the subject site.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I Study Area consists of residential, commercial and institutional. Land use is shown on Drawing PE4643-2- Surrounding Land Use Plan.

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

As per Section 7.1 of this report, four (4) PCAs were identified within the Phase I Study Area; however, as discussed previously, they do not represent areas of potential environmental concern on the Phase I Property.

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

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

## 8.0 CONCLUSIONS

### Assessment

Paterson Group was retained by Epcon Enterprises Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of the property at 246 Gilmour Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

The results of the historical research indicated that the subject property was developed between 1912 and 1928 with a residential apartment building. The building occupied the site until it was demolished in 2003. The site has since been vacant.

Historically, the surrounding land to the south and west consisted primarily of residential with some institutional purposes. The properties to the north and east consisted of office, retailer and institutional uses. Based on the historical review, four (4) potentially contaminating activities (PCAs) were identified within the study area, approximately more than 110 m away from the subject site. Based on the separation distances and/or downgradient location with respect to the subject site, these former PCAs are not considered areas of potential environmental concern (APEC) on the Phase I Property.

Following the historical review, a site visit was conducted. The subject property is vacant land. Surrounding land use consisted of residential, commercial (retail and offices) and institutional properties. Based on the site inspection, there were no potential environmental concerns with the current use of the Phase I Property or properties within the Phase I Study Area.

Based on the results of this Phase I ESA, it is **our opinion that a Phase II Environmental Site Assessment is not required for the property.**

## 9.0 STATEMENT OF LIMITATIONS

This Phase I Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04, as amended, by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

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

This report was prepared for the sole use of Epcon Enterprises Ltd. Permission and notification from Epcon Enterprises Ltd. and Paterson will be required to release this report to any other party.

### **Paterson Group Inc.**



Mandy Witteman, M.A.Sc



Mark S. D'Arcy, P.Eng. QP<sub>ESA</sub>



### **Report Distribution:**

- ☐ Epcon Enterprises Ltd. (2 copies)
- ☐ Paterson Group (1 copy)

## **10.0 REFERENCES**

### **Federal Records**

Air photos at the Energy Mines and Resources Air Photo Library.  
National Archives.  
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).  
Natural Resources Canada – The Atlas of Canada.  
Environment Canada, National Pollutant Release Inventory.  
PCB Waste Storage Site Inventory.

### **Provincial Records**

MECP Freedom of Information and Privacy Office.  
MECP Municipal Coal Gasification Plant Site Inventory, 1991.  
MECP document titled “Waste Disposal Site Inventory in Ontario”.  
MECP Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MECP Water Well Inventory.

### **Municipal Records**

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

### **Local Information Sources**

Chain of Title obtained through Read Abstracts Limited, October 17, 2016.  
Topographical Plan, prepared by Annis, O’Sullivan, Vollebekk Ltd., January 21, 2016.  
Personal Interviews.  
Previous Engineering Reports.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4643-1 – SITE PLAN**

**DRAWING PE4643-2 – SURROUNDING LAND USE PLAN**

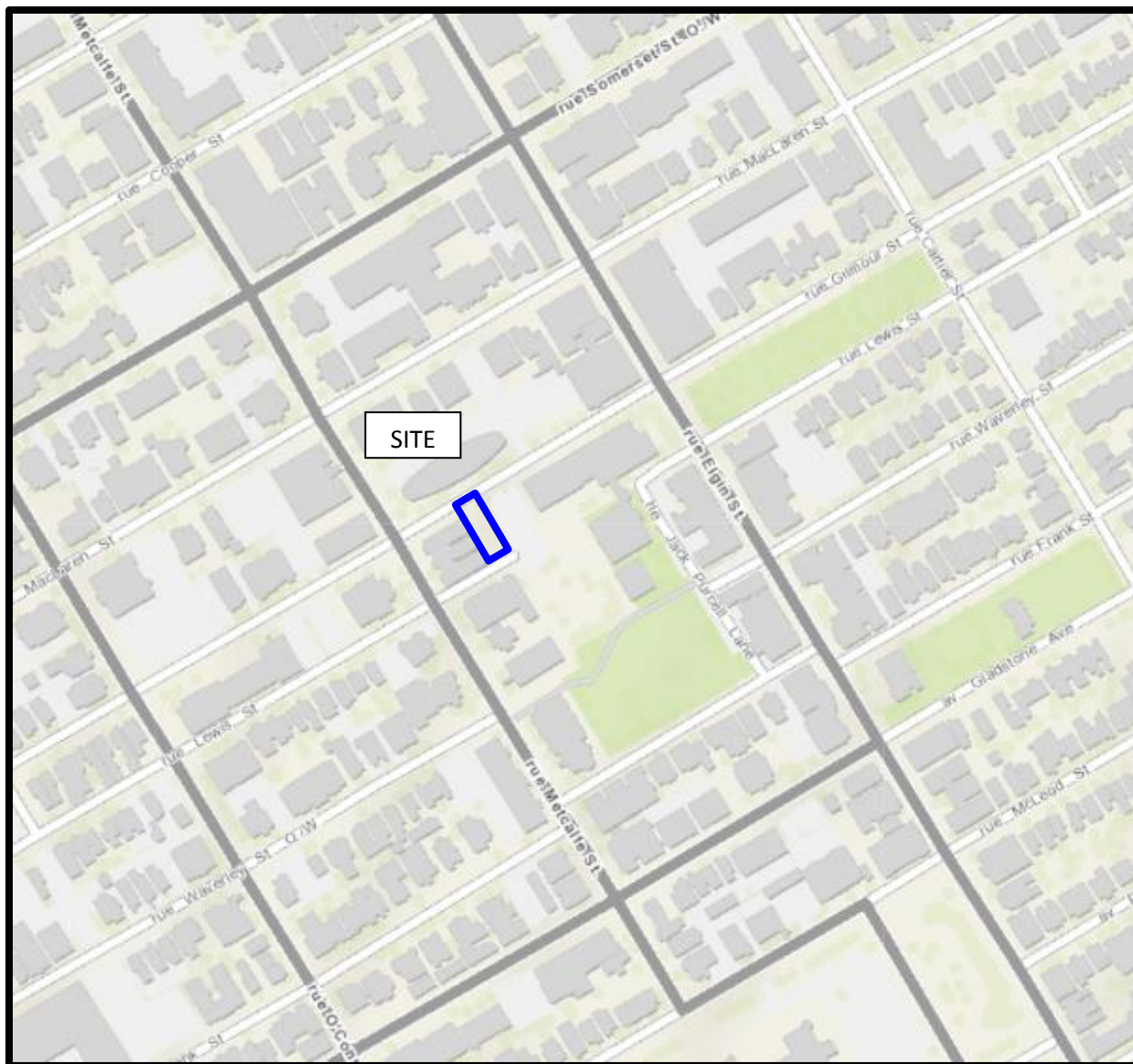


FIGURE 1  
KEY PLAN



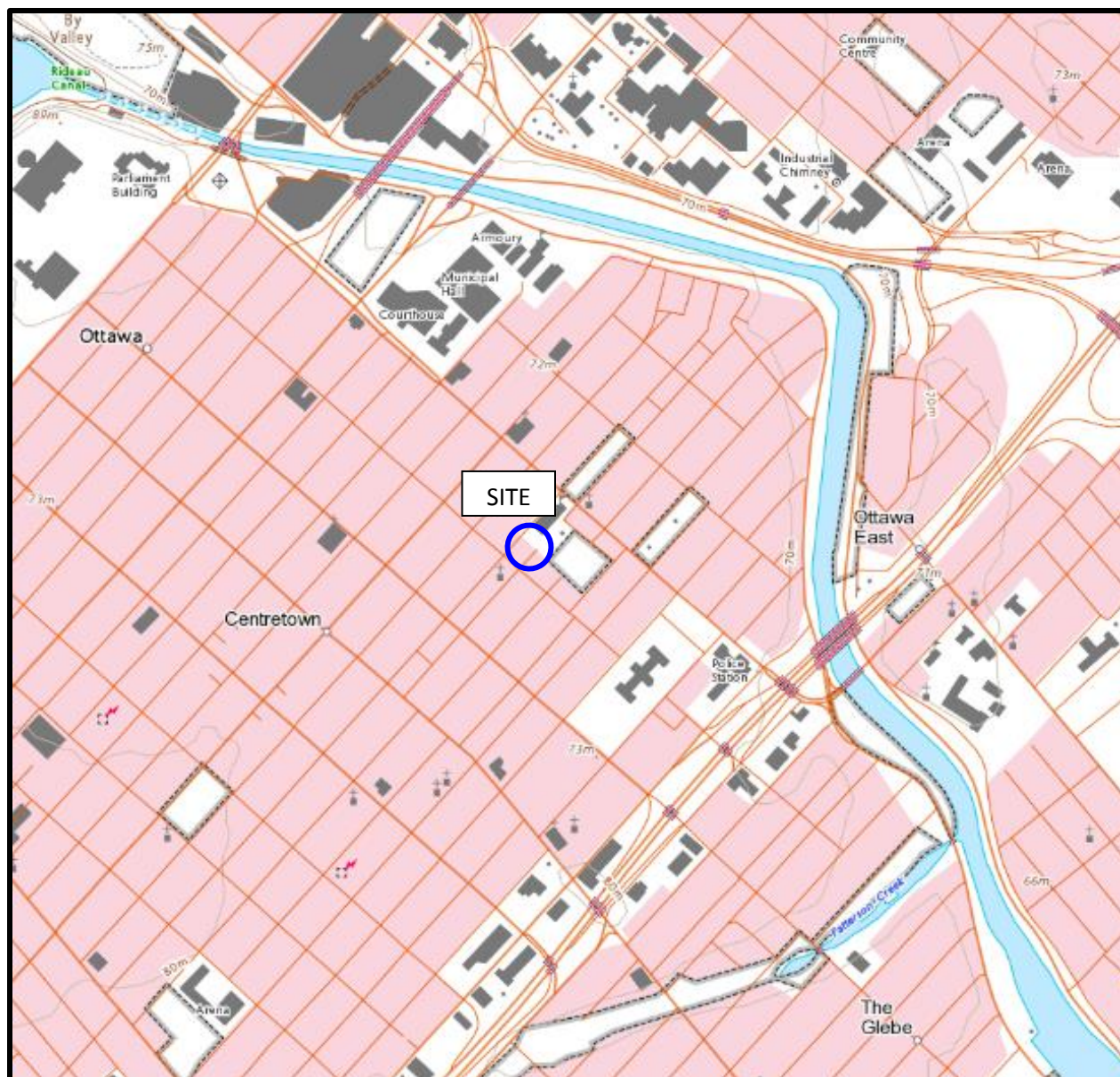
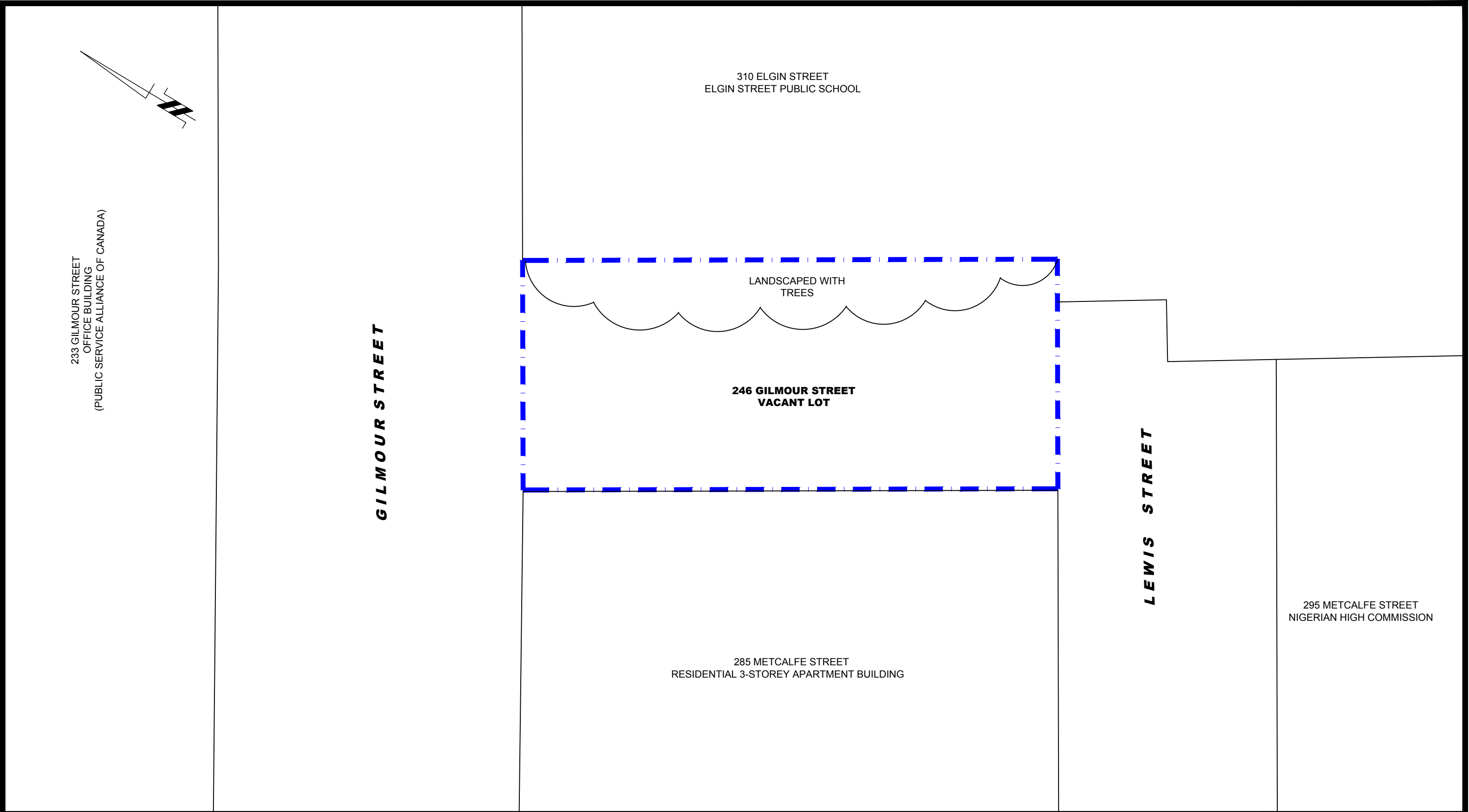


FIGURE 2  
TOPOGRAPHIC MAP



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0			
NO.	REVISIONS	DATE	INITIAL

EPCON ENTERPRISES LIMITED

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

246 GILMOUR STREET

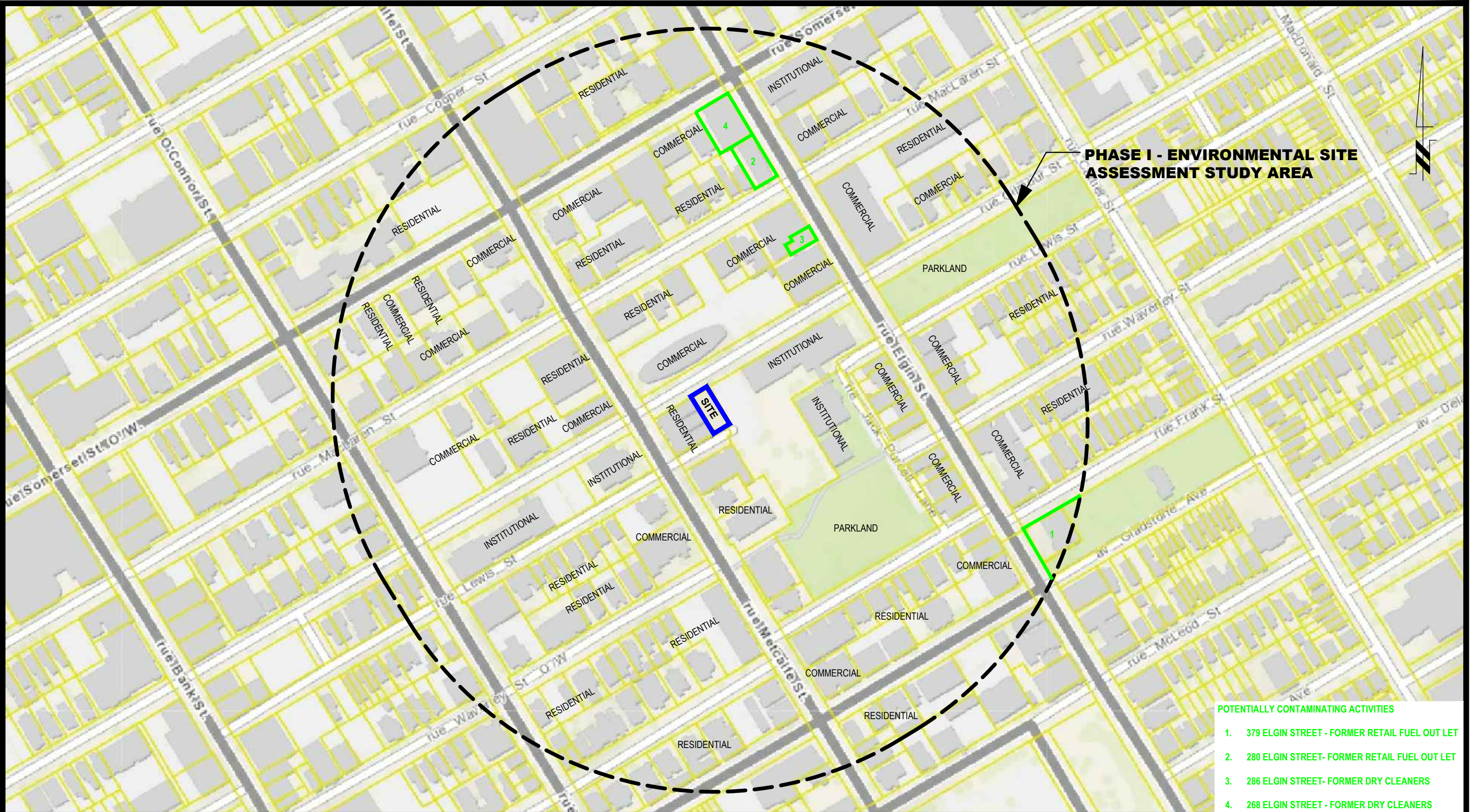
OTTAWA,  
Title:

ONTARIO

SITE PLAN

Scale:	1:200	Date:	06/2019
Drawn by:	YA	Report No.:	PE4643-1
Checked by:	MW	<b>PE4643-1</b>	
Approved by:	MSD		
		Revision No.:	





**PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA**

**POTENTIALLY CONTAMINATING ACTIVITIES**

- 1. 379 ELGIN STREET - FORMER RETAIL FUEL OUT LET
- 2. 280 ELGIN STREET - FORMER RETAIL FUEL OUT LET
- 3. 286 ELGIN STREET - FORMER DRY CLEANERS
- 4. 268 ELGIN STREET - FORMER DRY CLEANERS

**patersongroup**  
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL

EPCON ENTERPRISES LIMITED	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
246 GILMOUR STREET	
OTTAWA,	ONTARIO
Title:	
SURROUNDING LAND USE PLAN	

Scale:	1:2500	Date:	06/2019
Drawn by:	YA	Report No.:	PE4643-1
Checked by:	MW	<b>PE4643-2</b>	
Approved by:	MSD		
		Revision No.:	



# **APPENDIX 1**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**



AERIAL PHOTOGRAPH  
1928



AERIAL PHOTOGRAPH  
1958





AERIAL PHOTOGRAPH  
1965

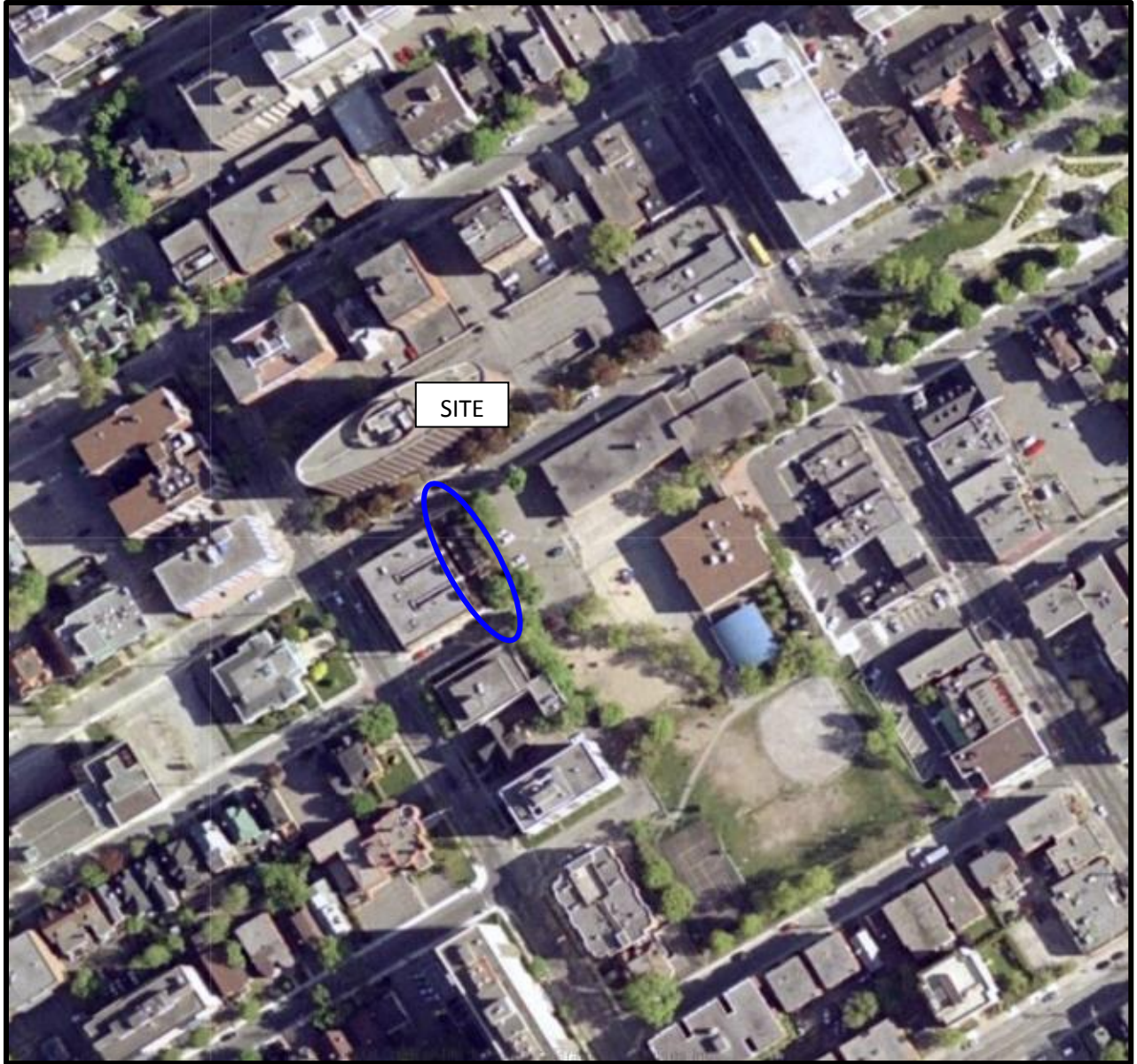


AERIAL PHOTOGRAPH  
1976



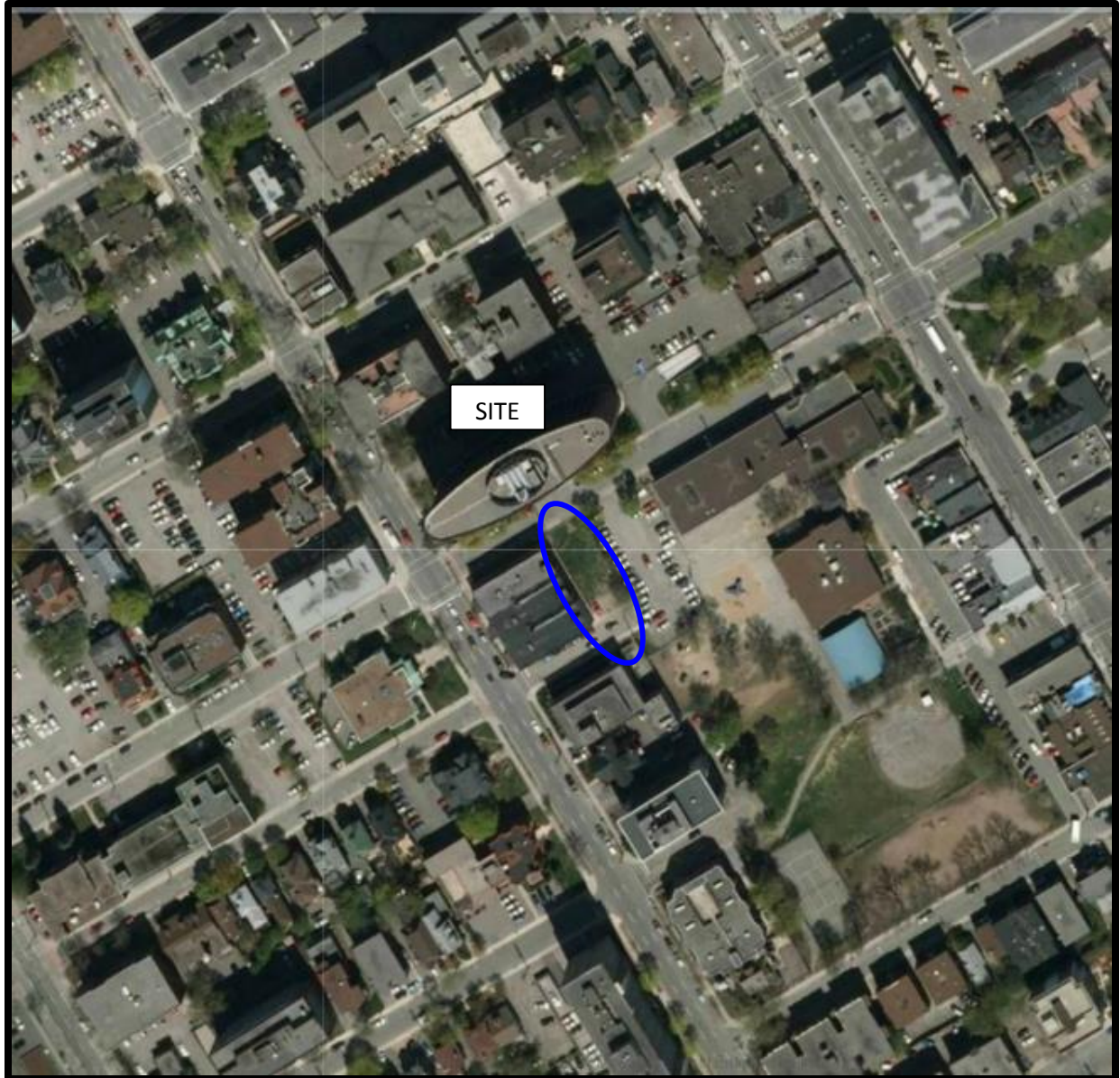


AERIAL PHOTOGRAPH  
1991

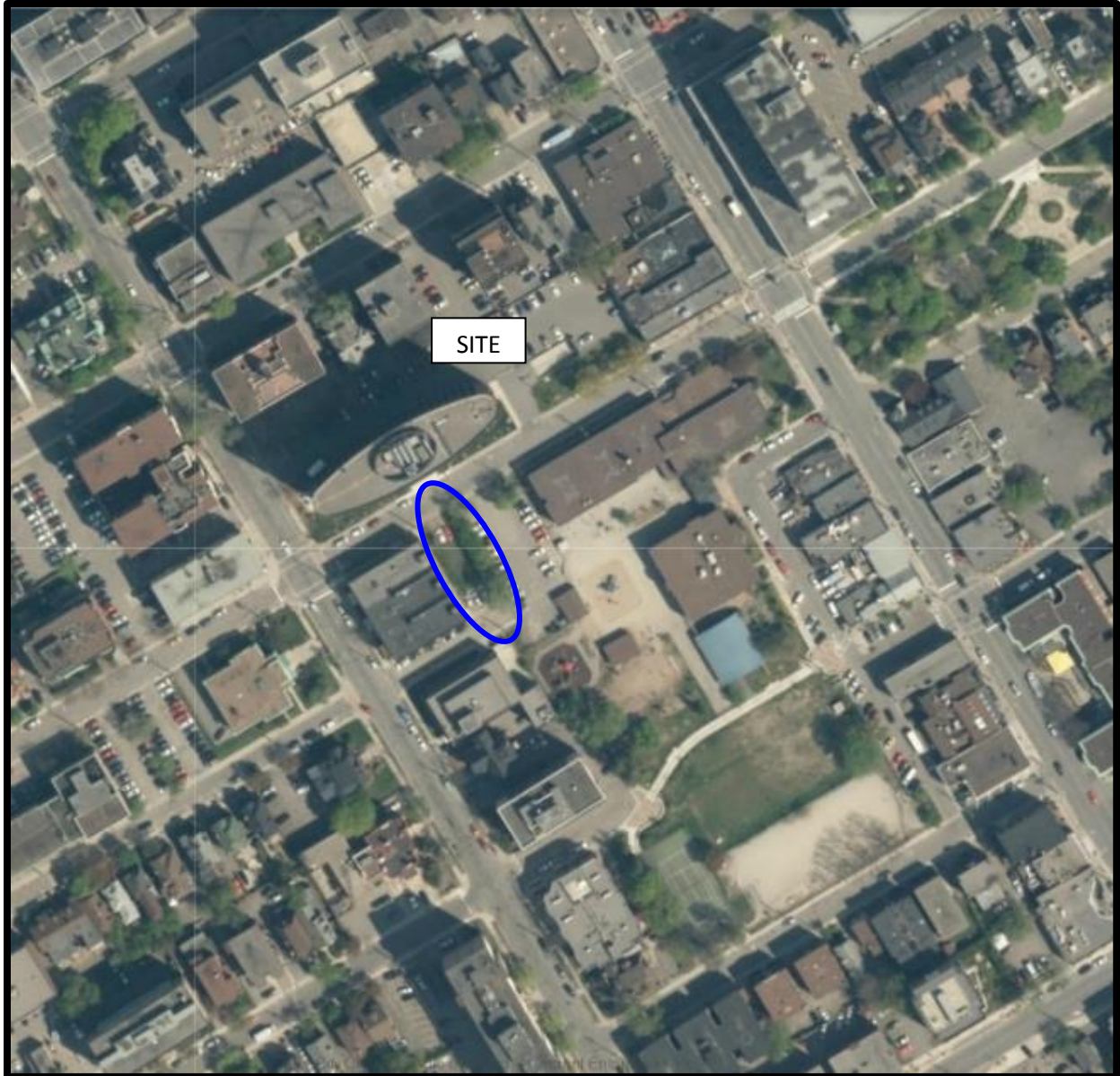


AERIAL PHOTOGRAPH  
2002





AERIAL PHOTOGRAPH  
2011



AERIAL PHOTOGRAPH  
2017



## Site Photographs

PE4643

246 Gilmour Street, Ottawa, ON

June 3, 2019



Photograph 1: View of the subject site, looking north towards Gilmour Street.



Photograph 2: View of the subject site, looking south towards Lewis Street.

# **APPENDIX 2**

**MECP FREEDOM OF INFORMATION RESPONSE**

**CITY OF OTTAWA HLUI SEARCH REQUEST**

**TSSA CORRESPONDENCE**

**MECP WELL RECORDS**



## 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 Mandy Witteman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwitteman@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No. PE4643	Signature/Print /Name of Requester Mandy Witteman		<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 246 Gilmore St, Ottawa ON				
Present Property Owner(s) and Date(s) of Ownership Epcon Enterprise Ltd.				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			all	
Orders			all	
Spills			all	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all	
Waste Generator number/classes			all	
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1986-present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present		
waste water - industrial discharges		1986-present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present		
pesticides - licenses		1986-present		

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



June 3, 2019  
File: PE4643-HLUI

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

Subject: **Authorization Letter, HLUI Search  
Phase I-Environmental Site Assessment  
246 Gilmore Street  
Ottawa, Ontario**

Dear Sir,

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

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

**Name of Company/Property Owner:**

Epcor Enterprises Ltd.

**Name of Representative/Owner**

Consolata Idone

**Signature of Representative/Owner**



**Date**

June 4/19

## Mandy Witteman

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** June-06-19 10:40 AM  
**To:** Mandy Witteman  
**Subject:** Re: Search Records Request (PE4643) (No Record)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](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.

Thank you and have a great day,

Roxana

---

**From:** Mandy Witteman <MWitteman@Patersongroup.ca>  
**Sent:** June 5, 2019 3:20 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Search Records Request (PE4643)

Good Afternoon,

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

Gilmour St: 246, 310, 233,  
Metcalf St: 285, 280, 295, 288, 306, 301  
Jack Purcell Lane: 320,

Thank you.

Cheers,

Mandy Witteman

**patersongroup**  
solution oriented engineering

**over 60 years servicing our clients**

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 339  
Cell: (403) 921-1157

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.



Print only in spaces provided.  
Mark correct box with a checkmark, where applicable.

A 054894

11

Municipality

Con.

County or District <b>CANADA</b>		Township/Borough/City/Town/Village <b>Ottawa</b>		Con block tract survey, etc.		Lot 25-27	
Owner's surname [REDACTED]		First Name		Address <b>190 + 192 SOMERSET ST WEST</b>		Date completed <b>27 10 01</b> day month year	
Zone <b>21</b>	Easting <b>8</b>	Northing <b>445979</b>	RC <b>5029558</b>	Elevation [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]	Basin Code ii iii iv		

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

[illegible]

31

32

41		14 15				21	
WATER RECORD							
Water found at - feet		Kind of water					
10-13 23.10	1	<input checked="" type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	14		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals			
15-18	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	19		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals			
20-23	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	24		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals			
25-28	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	29		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals			
30-33	1	<input type="checkbox"/> Fresh	3	<input type="checkbox"/> Sulphur	34		
	2	<input type="checkbox"/> Salty	4	<input type="checkbox"/> Minerals			

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input checked="" type="checkbox"/> Plastic			
17-18	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			
24-25	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			

SCREEN	Sizes of opening (Slot No.)	31-33	Diameter	34-38	Length	39-40
	10		2	inches	10	feet
	Material and type	Depth at top of screen			41-44	30
	Plastic	15			feet	

61	<b>PLUGGING &amp; SEALING RECORD</b>			
<input checked="" type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment		
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)		
From	To			
10-13 0	14-17 14	BENTONITE		
18-21 18	22-25 25			
26-29 26	30-33 30	SAND		

PUMPING TEST	Pumping test method <sup>10</sup> 1 <input type="checkbox"/> Pump    2 <input type="checkbox"/> Bailer		Pumping rate <sup>11-14</sup> GPM		Duration of pumping <sup>15-18</sup> _____ Hours _____ Mins	
	Static level	Water level end of pumping <sup>25</sup>	Water levels during    1 <input type="checkbox"/> Pumping    2 <input type="checkbox"/> Recovery			
	<sup>19-21</sup>	<sup>22-24</sup>	15 minutes <sup>26-28</sup>	30 minutes <sup>29-31</sup>	45 minutes <sup>32-34</sup>	60 minutes <sup>35-37</sup>
	feet	feet	feet	feet	feet	feet
	If flowing give rate <sup>38-41</sup> GPM	Pump intake set at	Water at end of test <sup>42</sup> <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy			
	Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	Recommended pump setting <sup>43-45</sup> feet	Recommended pump rate <sup>46-49</sup> GPM			
<sup>50-53</sup>						

**FINAL STATUS OF WELL** 54

1 <input type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well
3 <input checked="" type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)	
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering	

**WATER USE** 55-56

1 <input type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other _____
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply	
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning	

**METHOD OF CONSTRUCTION** <sup>57</sup>

1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving
2 <input type="checkbox"/> Rotary (conventional)	6 <input checked="" type="checkbox"/> Boring	10 <input type="checkbox"/> Digging
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other _____
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting	

**LOCATION OF WELL**

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

SOMERSET ST WEST

4'1"

53'7"

192

190


BWW 3

203

McLaren St

ELGIN ST

239794

Name of Well Contractor	Well Contractor's Licence No.
DST CONSULTING ENGINEERING INC	6838
Address	
605 Hewitson Street, Thunder Bay, ON, P7B 5V5	
Name of Well Technician	Well Technician's Licence No.
Nicholas Norton	2099
Signature of Technician/Contractor	Submission date
	20 day 11 mo 09 yr

MINISTRY USE ONLY	Data source	Contractor	Date received
	Date of inspection	Inspector	Remarks







Print only in spaces provided.  
Mark correct box with a checkmark, where applicable.

A054894

11

Municipality

Con.

County or District <b>CANADA</b>		Township/Borough/City/Town/Village <b>Ottawa</b>		Con block tract survey, etc.		Lot 25-27	
Owner's surname <b>[REDACTED]</b>		First Name <b>[REDACTED]</b>		Address <b>190 &amp; 192 Somerset Street West</b>		Date completed <b>27 10 09</b> day month year	

Zone <b>18</b>	Easting <b>445976</b>	Northing <b>5029535</b>	RC <b>25</b>	Elevation <b>25</b>	RC <b>30</b>	Basin Code <b>II</b>	III <b>IV</b>
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LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
Black	Asphalt			0	0.08
Brown	Sand	Gravel	(fill)	0.08	2.5
Brown	Sand	Some silt		2.5	5.5
Grey	Clay	trace silt		5.5	16.5
Black	Asphalt			9	0.08
Brown	Sand and gravel		(fill)	0.08	2.5
Brown	Sand	Some silt		2.5	6
Grey	Clay	trace silt		6	20

31	32	33	34	35	36	37	38	39	40
----	----	----	----	----	----	----	----	----	----

41 WATER RECORD			
Water found at	Kind of water	10-13	14-17
10-13	1 Fresh 3 Sulphur 4 Minerals 6 Gas	14-17	18-21
15-18	1 Fresh 3 Sulphur 4 Minerals 6 Gas	20-23	24-27
20-23	1 Fresh 3 Sulphur 4 Minerals 6 Gas	25-28	29-32
25-28	1 Fresh 3 Sulphur 4 Minerals 6 Gas	30-33	34-37

51 CASING & OPEN HOLE RECORD			
Inside diam inches	Material	Wall thickness inches	Depth - feet
10-11	1 Steel 2 Galvanized 3 Concrete 4 Open hole 5 Plastic	12	13-16
17-18	1 Steel 2 Galvanized 3 Concrete 4 Open hole 5 Plastic	19	20-23
24-25	1 Steel 2 Galvanized 3 Concrete 4 Open hole 5 Plastic	26	27-30

SCREEN	Sizes of opening (Slot No.)	Diameter	Length
	10	2 inches	10 feet
	Material and type		Depth at top of screen
			feet

61 PLUGGING & SEALING RECORD			
<input type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment	
Depth set at - feet	Material and type (Cement grout, bentonite, etc.)	From	To
0-13	BENTONITE	0	7
14-17	Sand	7	20

71 PUMPING TEST	
Pumping test method 1 <input type="checkbox"/> Pump 2 <input type="checkbox"/> Bailer	Pumping rate GPM
Duration of pumping Hours Mins	Water levels during 1 <input type="checkbox"/> Pumping 2 <input type="checkbox"/> Recovery
Static level feet	Water level end of pumping feet
15 minutes feet	30 minutes feet
45 minutes feet	60 minutes feet
If flowing give rate GPM	Pump intake set at feet
Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	Recommended pump setting feet
	Water at end of test <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy
	Recommended pump rate GPM

FINAL STATUS OF WELL		
1 <input type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well
3 <input checked="" type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)	
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering	
WATER USE		
1 <input type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply	
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning	
METHOD OF CONSTRUCTION		
1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving
2 <input type="checkbox"/> Rotary (conventional)	6 <input checked="" type="checkbox"/> Boring	10 <input type="checkbox"/> Digging
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting	

LOCATION OF WELL	
In diagram below show distances of well from road and lot line. Indicate north by arrow.	

Name of Well Contractor <b>DST CONSULTING ENGINEERS</b>	Well Contractor's Licence No. <b>6838</b>
Address <b>605 Hurontario Street, Thunder Bay, ON, P7B 5V5</b>	
Name of Well Technician <b>Nicholas Norton</b>	Well Technician's Licence No. <b>2099</b>
Signature of Technician/Contractor 	Submission date <b>20 11 2009</b> day mo yr

MINISTRY USE ONLY	Data source	Contractor	Date received
	Date of inspection	Inspector	
	Remarks		



# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Environmental Engineer

## EDUCATION

Carleton University, M.A.Sc., Environmental Engineering, 2013  
Carleton University, B.Eng., Environmental Engineering, 2008

## MEMBERSHIPS & AWARDS

Alberta Professional Engineers and Geoscience Association  
NSERC Industry R&D Scholarship

## EXPERIENCE

*2018 – Present*

**Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Environmental Engineer

*2014 – 2015*

**Thurber Engineering Limited**

Oil Sand Tailings Group  
Tailings Engineer

*2014 – 2013*

**Carleton University**

Department of Civil & Environmental Engineering  
Research Engineer

*2013 - 2009*

**Carleton University**

Department of Civil & Environmental Engineering  
Research Assistant and Teachers Assistant

*2008 – 2009*

**SLR Consulting Limited**

Contaminated Sites  
Junior Environmental Engineer

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Associate and Supervisor of the Environmental Division  
Senior Environmental/Geotechnical Engineer

## EDUCATION

Queen's University, B.A.Sc.Eng, 1991  
Geotechnical / Geological Engineering

## MEMBERSHIPS

Ottawa Geotechnical Group  
Professional Engineers of Ontario

## EXPERIENCE

*1991 to Present*

### **Paterson Group Inc.**

Associate and Senior Environmental/Geotechnical Engineer  
Environmental and Geotechnical Division  
Supervisor of the Environmental Division

## SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island  
Agricultural Supply Facilities - Eastern Ontario  
Laboratory Facility – Edmonton (Alberta)  
Ottawa International Airport - Contaminant Migration Study - Ottawa  
Richmond Road Reconstruction - Ottawa  
Billings Hurdman Interconnect - Ottawa  
Bank Street Reconstruction - Ottawa  
Environmental Review – Various Laboratories across Canada - CFIA  
Dwyer Hill Training Centre – Ottawa  
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa  
Remediation Program - Block D Lands – Kingston  
Investigation of former landfill sites – City of Ottawa  
Record of Site Condition for Railway Lands – North Bay  
Commercial Properties – Guelph and Brampton  
Brownfields Remediation – Alcan Site - Kingston  
Montreal Road Reconstruction - Ottawa  
Appleford Street Residential Development - Ottawa  
Remediation Program - Ottawa Train Yards  
Remediation Program - Bayshore and Heron Gate  
Gladstone Avenue Reconstruction – Ottawa  
Somerset Avenue West Reconstruction - Ottawa