

July 16, 2019  
File: PE4684-LET.01

**Uniform Urban Developments**  
300-117 Centrepointhe Drive  
Ottawa, Ontario  
K2G 6P9

Attention: **Mr. Annibale Ferro**

Subject: **Phase I - Environmental Site Assessment Update**  
**2112 Bel-Air Drive**  
**Ottawa, Ontario**

154 Colonnade Road South  
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Canada, K2E 7J5  
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Dear Mr. Ferro,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) Update for 2112 Bel-Air Drive, in the City of Ottawa, Ontario. This report is an update of a previous Phase I ESA report prepared for the subject property, as detailed below, and is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg 153/04, as amended. This report is to be read in conjunction with the previous Phase I ESA report.

## 1.0 Site Information

The subject site is situated on the south side of Bel-Air Drive, between Field Street and Garfield Avenue, in the City of Ottawa. The subject site is currently occupied by St. Michael & All Angels Anglican Church, which was constructed on the subject site in 1965. The subject site is situated in a residential zone and is municipally serviced. The surrounding land is generally comprised of residential dwellings, public schools, and vacant land.

The subject site is at grade with the adjacent road to the north as well as with respect to the surrounding properties. The site topography is relatively flat, while the regional topography slopes very gradually downwards to the northwest in the direction of Ottawa River. Water drainage on the subject site occurs primarily via infiltration in the landscaped areas, as well as sheet flow towards a drainage ditch immediately north of the property, adjacent to Bel-Air Drive. The current configuration of the subject site is depicted on Drawing PE4684-1 - Site Plan, which is appended to this report.

## **2.0 Records Review**

### **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 the potential to impact the subject site, based on their separation distance.

### **First Developed Use Determination**

According to the historical aerial photographs and documents reviewed, the subject site was vacant prior to the construction of the church in 1965. The property has since been occupied by the subject building.

### **Previous Environmental Reports**

- ❑ “Designated Substance Survey and Asbestos Management Plan, St. Michael’s Anglican Church, 2112 Bel-Air Drive, Ottawa Ontario.” Prepared by Paterson Group and dated February 25, 2016.

A designated substance survey identified asbestos containing ceiling stipple, suspended ceiling tiles, vinyl floor tiles, and pipe fitting insulation. Paint exceeding the lead-definable limit was also identified in the basement storage room. All asbestos containing materials were observed to be in good condition at the time of the survey. An asbestos management plan was completed for the subject site and issued under separate cover.

- ❑ “Underground Storage Tank Assessment Report, 2112 Bel-Air Drive, Ottawa, Ontario.” Prepared by Paterson Group and dated June 3, 2016.

Paterson conducted an environmental inspection and soil testing program following the excavation of fill and soil in the area of a former underground furnace oil storage tank (UST) on the north side of the subject building. A total of total of twelve (12) soil samples were obtained from the excavation and subjected to a soil vapour screening process. Soil vapour measurements ranged from 0 to 20 ppm, which were not indicative of any significant contamination. Six (6) of the soil samples were then submitted for laboratory analysis of petroleum hydrocarbon (PHCs Fractions 1 - 4) as well as benzene, toluene, ethylbenzene, and xylenes (BTEX) parameters. All analytical results were in compliance with the selected MECP Table 3 commercial/industrial/community standards. The results were also in compliance with the MECP Table 3 residential/parkland standards. Based on the results of the field inspection and analytical testing program, the former UST and associated piping were not considered to have impacted the soil on the subject property. No further work was recommended following the soil testing program.

- “Phase I Environmental Site Assessment, St. Michael & All Angels Anglican Church, 2112 Bel-Air Drive, Ottawa, Ontario.” Prepared by Paterson Group and dated June 6, 2016.

A review of available historical data indicated that the subject site was vacant prior to the construction of the church in 1965. The property has since been occupied by the subject building. No environmental concerns were identified during the historical review as well as during the site inspection. No further work was required following the assessment.

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

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on July 12, 2019. The subject site as well as neighbouring properties were not listed in the NPRI database.

### **PCB Inventory**

A search of national PCB waste storage sites was conducted as part of this assessment. No PCB waste storage sites were identified within a 250 m radius of the subject site.

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

The Ontario Ministry of Environment and Climate Change document entitled “Waste Disposal Site Inventory in Ontario, 1991” was reviewed as part of this assessment. 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 active or closed waste disposal sites were identified within the Phase I study area.

A search of the MECP Brownfields environmental site registry was conducted electronically on July 15, 2019. No records of site condition (RSC) were filed for the subject site or any properties within the Phase I study area.

### **MECP Instruments**

A request was submitted on July 15, 2019 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 from the MECP. A copy of the response will be forwarded to the client should it contain any pertinent information.

### **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 subject site or adjacent properties. At the time of issuing this report, a response from the MECP had not been received.

### **MECP Waste Management Records**

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records for the subject site. At the time of issuing this report, a response from the MECP had not been received.

### **MECP Submissions**

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the subject site. At the time of issuing this report, a response from the MECP had not been received.

### **Areas of Natural Significance**

A search for areas of natural and scientific significance within the Phase I study area was conducted on the Ontario Ministry of Natural Resources and Forestry (MNR) website on July 12, 2019. The search did not reveal any areas of natural significance within the Phase I study area.

### **Water Bodies**

There are no water bodies on the subject site or within the Phase I study area. The nearest water body to the subject site is a small watercourse located approximately 840 m to the southwest. This watercourse is expected to flow north in the direction of the Ottawa River.

### **Water Well Records**

A search of the MECP's website for all drilled well records within 250 m of the subject site was conducted on July 15, 2019. Based on the online mapping search results, one (1) drinking water well record was identified as being within the Phase I study area. However, a review of this well record indicated that it is not physically present within the Phase I Study area.

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

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on July 12, 2019 to inquire about current and former underground storage tanks, spills, and incidents for the subject site and neighbouring properties. The response from the TSSA indicated that no records were found for the subject site or neighbouring properties. A copy of the correspondence with the TSSA is appended to this report.

### **Aerial Photographs**

Aerial photographs from 2014, 2015, and 2017, accessed through the City of Ottawa's historical imagery website, were reviewed as part of the current Phase I ESA Update. During this time period, the subject building was outfitted with solar panel units on the rooftop. No significant changes were made to the subject site or the surrounding properties during the time period reviewed. No environmental concerns with respect to the subject site were identified by the air photo review.

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

As part of this assessment, a requisition form was sent to the City of Ottawa on July 16, 2019 to request information from the City's Historical Land Use Inventory (HLUI) database for the subject property. At the time of issuance of this report, a response had not been received from the City. A copy of the response will be forwarded to the client should it contain any pertinent information.

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

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. No active or closed landfill sites were identified within the Phase I study area.

### **Natural Resources Canada (NRCAN)**

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, the bedrock in the area of the subject site consists of shale of the Rockcliffe Formation. Based on the additional mapping data, the surficial geology in the area of the subject site consists of an offshore marine sediment (erosional terraces) overburden ranging from 2 m to 5 m.

## **Topographic Maps**

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 80 m above sea level. The regional topography in the general vicinity of the site slopes downward to the northwest, in the direction of the Ottawa River. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

## **Physiographic Maps**

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication, the subject site is situated within the St. Lawrence Lowlands. According to the 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 rarely more than 150 m above sea level.

## **3.0 Site Reconnaissance**

The Phase I ESA Update site inspection was conducted on July 16, 2019 by Paterson personnel from the Environmental Division. The site inspection included a review of the subject site, adjacent lands, and their current use.

### **Building**

The subject site is currently occupied with a one (1) storey, wood framed building, with one (1) basement level (formerly St. Michael & All Angels Anglican Church). The exterior of the building is finished with brick and a flat membrane roof. The building is currently heated via two (2) natural gas fired boilers. The subject building is currently vacant and not in use.

### **Site**

The subject site is currently occupied by the aforementioned building, as well as a gravel parking area (south) and landscaped areas (north). The subject site is at grade with the adjacent road to the north as well as with respect to the surrounding properties. The site topography is relatively flat, while the regional topography slopes very gradually downwards to the northwest in the direction of Ottawa River. Water drainage on the subject site occurs primarily via infiltration in the landscaped areas, and sheet flow towards a drainage ditch immediately north of the property, adjacent to Bel-Air Drive.

## **Potential Environmental Concerns**

### ☐ **Fuels and Chemical Storage**

No aboveground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the exterior of the subject property at the time of the site inspection. No hazardous chemicals, spills, stains, or abnormal odours were observed at the time of the site inspection.

### ☐ **Waste Management**

No waste is currently being generated on the subject site

### ☐ **Polychlorinated Biphenyls (PCBs)**

One (1) pole mounted transformer was identified on the north side of the subject site, adjacent to Bel-Air Drive. No signs of leaks or staining were identified on the transformer or pole. No concerns with respect to PCBs were identified on the exterior of the subject site.

### ☐ **Wastewater Discharge**

No wastewater is currently being discharged on the subject site. The subject building is located in a municipally serviced area.

## **Interior Assessment**

A general description of the interior of the building is as follows:

- ☐ Flooring materials consist of concrete, laminate, vinyl tiles, linoleum, and carpet.
- ☐ Wall materials consist of drywall, stipple plaster, and concrete.
- ☐ Ceiling materials consist of suspended ceiling tiles and stippled plaster.
- ☐ Lighting sources consist of incandescent and fluorescent fixtures.

## **Potentially Hazardous Building Materials**

### ☐ **Asbestos Containing Materials and Designated Substances**

A designated substance survey, conducted in February 2016, identified asbestos containing ceiling stipple, suspended ceiling tiles, vinyl floor tiles, and pipe fitting insulation. Paint exceeding the lead-definable limit was also identified in the basement storage room. All asbestos containing materials were observed to be in good condition at the time of the site inspection.

☐ **Polychlorinated Biphenyls (PCBs)**

No concerns with regards to PCBs were identified during the site inspection.

**Other Potential Environmental Concerns**

☐ **Fuels and Chemical Storage**

Chemical storage within the subject building was limited to domestic cleaning products stored in their original containers. No concerns were noted with regard to chemical storage on the subject site.

One (1) hydraulic oil tank, associated with the elevator, was observed in the basement of the subject building. No leaks or stains were observed around the hydraulic oil tank at the time of the site inspection.

No above ground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the exterior of the subject property at the time of the site inspection. No hazardous chemicals, spills, stains, or abnormal odours were observed at the time of the site inspection.

☐ **Sump Pits**

One (1) sump pit, filled with groundwater, was observed in the basement utility room of the subject building. The water observed in the pit was noted to be clear at the time of the site inspection. No environmental concerns were noted with regard to the sump pit.

**Adjacent Properties**

Land use adjacent to the subject site was as follows:

- ☐ North: Bel-Air Drive, followed by Charlotte-Lemieux Public School;
- ☐ East: Vacant parkland, followed by residential dwellings;
- ☐ South: Vacant parkland, followed by residential dwellings and Iris Street;
- ☐ West: Residential dwellings, followed by Field Street.

No environmental concerns were identified regarding the use of adjacent properties. Current land use adjacent to the subject site is illustrated on Drawing PE4684-1 - Site Plan in the appendix.



## **4.0 Review and Evaluation of Information**

### **Land Use History**

According to the historical aerial photographs and documents reviewed, the subject site was vacant prior to the construction of a church in 1965. The property has since been occupied by the subject building.

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

No potentially contaminating activities (PCAs) were identified on the subject site or within the Phase I study area.

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

No areas of potential environmental concern were identified on the subject site since no PCAs were identified in the Phase I study area.

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

No contaminants of potential concern were identified on the Phase I property since no APECs were identified.

## **5.0 Conceptual Site Model**

### **Geological and Hydrogeological Setting**

Based on information from the Geological Survey of Canada, the subject site is located in an area of shale bedrock with an offshore marine sediment (erosional terraces) overburden of 2 to 5 m in thickness. Groundwater is expected to flow to the northwest, in the direction of the Ottawa River.

### **Water Bodies**

There are no water bodies on the subject site or within the Phase I study area. The nearest water body to the subject site is a small watercourse located approximately 840 m to the southwest. This watercourse is expected to flow north in the direction of the Ottawa River.

### **Existing Buildings and Structures**

The subject site is currently occupied with a one (1) storey, wood framed building, with one (1) basement level (formerly St. Michael & All Angels Anglican Church). The exterior of the building is finished with brick and a flat membrane roof. The building is currently heated via two (2) natural gas fired boilers. The subject building is currently vacant and not in use.

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

Based on a review of MECP water well records, one (1) drinking water well record was identified as being within the Phase I study area. However, a review of this well record indicated that it is not physically present within the Phase I Study area.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area is a combination of residential, institutional, or parkland. Land use is shown on Drawing PE4684-2 - Surrounding Land Use Plan.

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

No potentially contaminating activities or areas of potential environmental concern were identified on the subject site or within the Phase I study area.

### **Contaminants of Potential Concern**

No contaminants of potential concern were identified on the subject property.

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

The information available for review as part of the preparation of this Phase I ESA Update is considered to be sufficient to conclude that there are no PCAs or APECs associated with the subject site. The absence of PCAs 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.

## **6.0 Conclusion**

A Phase I - Environmental Site Assessment (Phase I ESA) Update was conducted for the property located at 2112 Bel-Air Drive, in the City of Ottawa. The purpose of this Phase I ESA Update was to identify any environmental concerns with the potential to have impacted the subject property, as a result of significant changes occurring to the subject site or neighbouring properties in the time since the issuance of the previous Phase I ESA report.

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

## 7.0 Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with O.Reg. 153/04. 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 Update 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 Uniform Urban Developments. Permission and notification from Uniform Urban Developments and Paterson Group Inc. will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

### Paterson Group Inc.



Nick Sullivan, B.Sc.



Mark S. D'Arcy, P.Eng.



### Report Distribution:

- ☐ Uniform Urban Developments (1 copy)
- ☐ Paterson Group Inc. (1 copy)

### Attachments:

- ☐ Figure 1 - Key Plan
- ☐ Figure 2 - Topographic Map
- ☐ TSSA Correspondence
- ☐ Drawing PE4684-1 - Site Plan
- ☐ Drawing PE4684-2 - Surrounding Land Use Plan

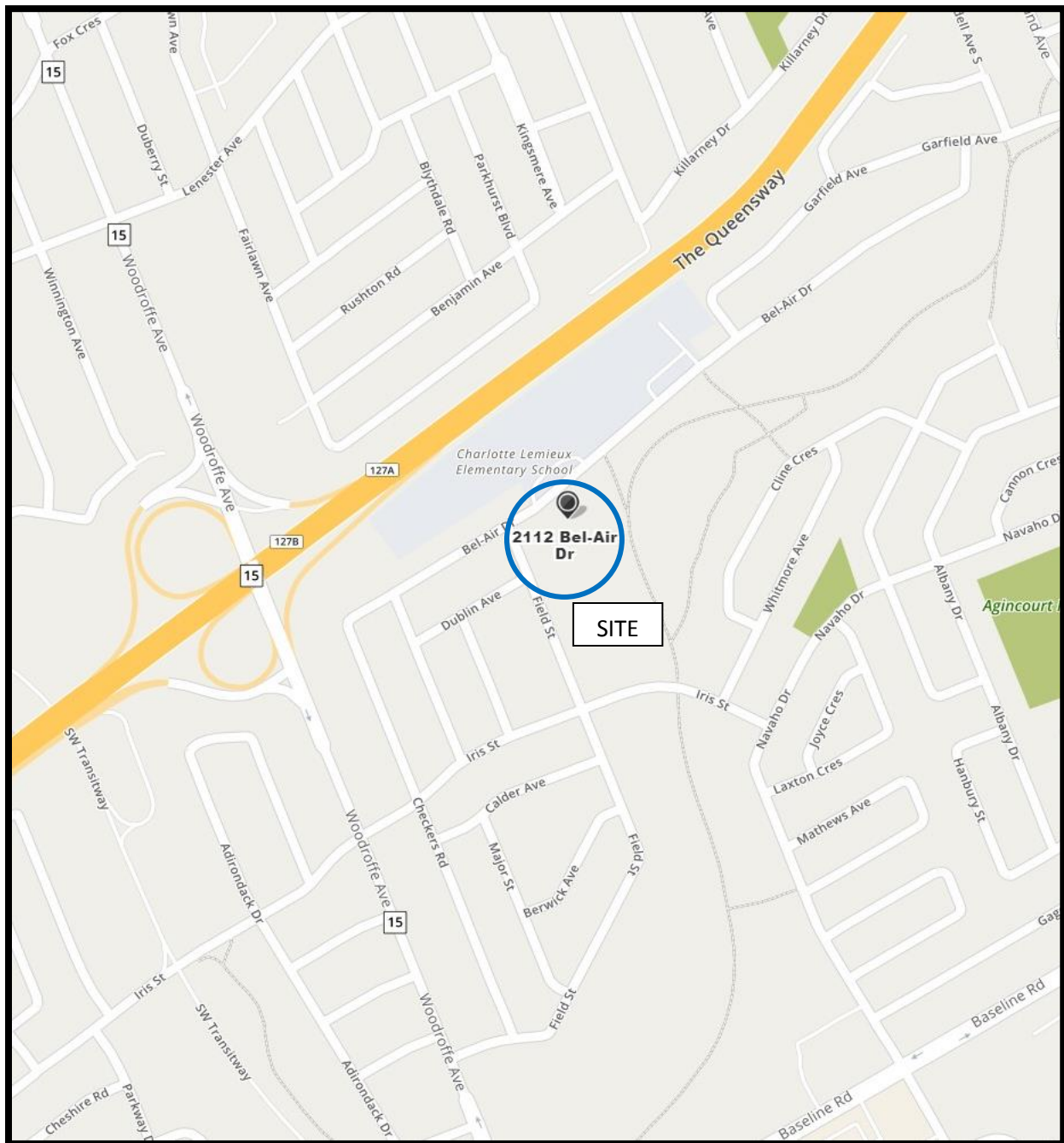


FIGURE 1  
KEY PLAN

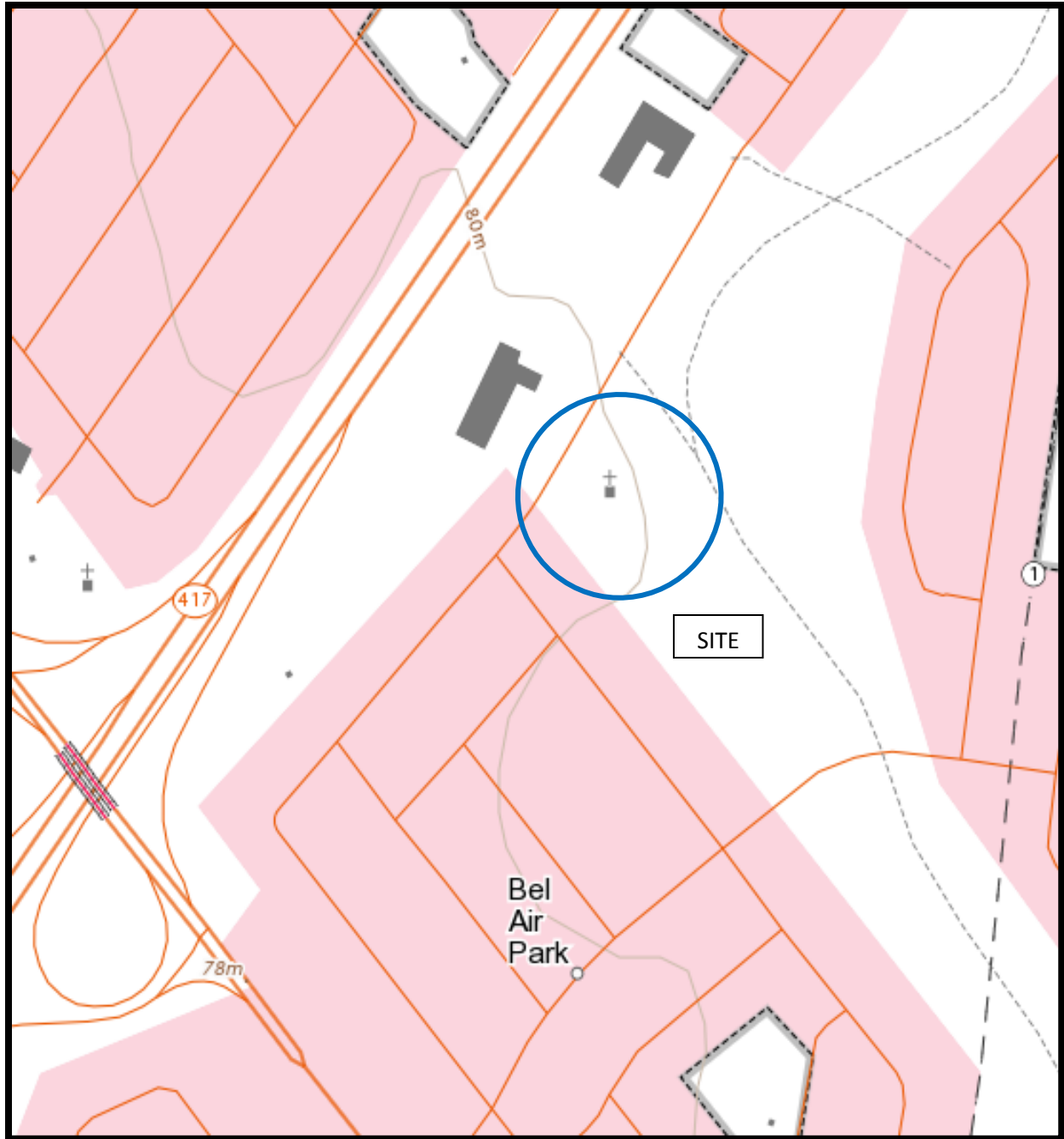


FIGURE 2  
TOPOGRAPHIC MAP

## Nick Sullivan

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** July-12-19 3:37 PM  
**To:** Nick Sullivan  
**Subject:** RE: Records Search Request (PE4684)

Hello Nick,

Thank you for your request for confirmation of public information.

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

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

Kind regards,

Yalini



**Public Information Agent**

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[www.tssa.org](http://www.tssa.org)



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**From:** Nick Sullivan <nsullivan@Patersonsgroup.ca>  
**Sent:** July 12, 2019 3:22 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records Search Request (PE4684)

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 address in Ottawa, Ontario:

Bel-Air Drive: 2121, 2124, 2051, 2060, 2112;  
Lazard Street: 1119;  
Field Street: 1081, 1085, 1089, 1093.

Thank you very much!

Best Regards,

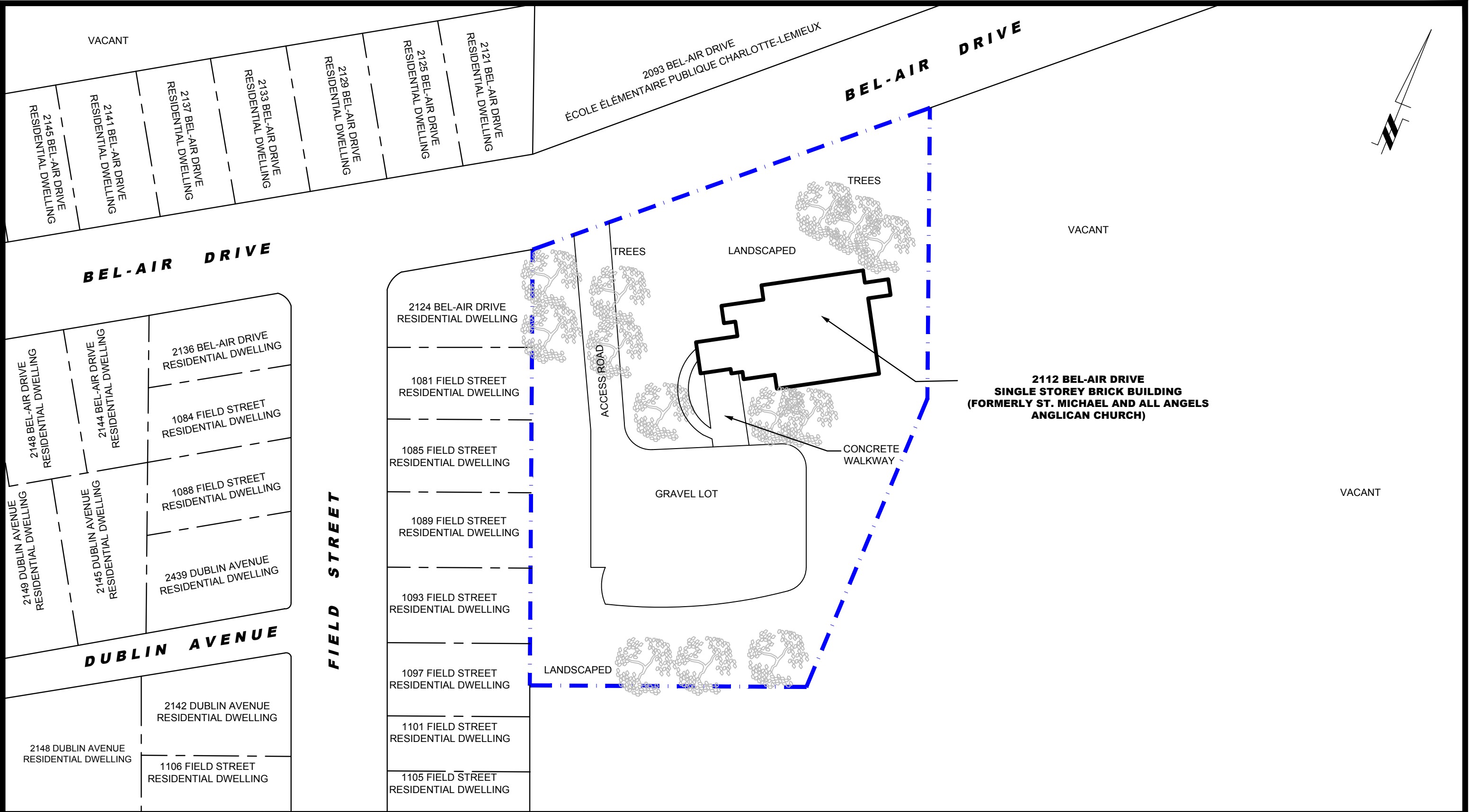
Nick Sullivan, B.Sc.

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

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NO.	REVISIONS	DATE	INITIAL

UNIFORM URBAN DEVELOPMENTS	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
2112 BEL-AIR DRIVE	
OTTAWA,	ONTARIO
Title:	
SITE PLAN	

Scale:	1:750	Date:	07/2019
Drawn by:	YA	Report No.:	PE4684-LET.01
Checked by:	NS	Dwg. No.:	PE4684-1
Approved by:	MSD	Revision No.:	

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NO.	REVISIONS	DATE	INITIAL

UNIFORM URBAN DEVELOPMENTS  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
2122 BEL-AIR DRIVE

OTTAWA,  
Title:

ONTARIO

SURROUNDING LAND USE PLAN

Scale:	1:3000	Date:	07/2019
Drawn by:	YA	Report No.:	PE4684-LET.01
Checked by:	NS	Dwg. No.:	PE4684-2
Approved by:	MSD	Revision No.:	

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