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## **Phase I Environmental Site Assessment**

1705 Carling Avenue  
Ottawa, Ontario

**Prepared For**

Claridge Homes

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## **EXECUTIVE SUMMARY**

### **Assessment**

Paterson Group was retained by Claridge Homes to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 1705 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.

Based on historical searches, the property was first developed in 1938 with a restaurant. In 1948, a motel building was constructed on the property and in 1950, the property was developed with a residential dwelling. In 1951, a second motel building was built on the central portion of the site, while in the late 1960s, a third building was developed on the western portion of the site. The western and eastern buildings were subsequently expanded in the early 1970s. Historically, each building located on the subject site was heated with oil stored in aboveground fuel storage tanks, which are considered to represent Areas of Potential Environmental Concern (APECs) on the subject site.

Surrounding properties historically consisted of commercial and residential properties, agricultural fields and undeveloped treed lands. Several potentially contaminating activities were identified within the Phase I-ESA study area. None of these potentially contaminating activities were considered to represent areas of potential environmental concern for the subject site.

Following the historical review, a site visit was conducted. The site is currently occupied by three motel buildings, a restaurant, a residential dwelling and an asphaltic concrete parking lot. Neighbouring properties to the north and east were identified as residential properties. Neighbouring properties to the west and south, across Carling Avenue, are used for commercial purposes. Several potentially contaminating activities were identified during the site visit, on the south side of Carling Avenue, which are not considered to represent areas of potential environmental concern on the subject site.

### **Conclusion**

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.**

## **Recommendations**

It is our understanding that the subject site is to be redeveloped in the future. Based on the potential presence of hazardous building materials and designated substances within the subject buildings, it is recommended that a designated substance survey be conducted prior to any demolition activities, in accordance with Ontario Regulation 490/09, under the Occupational Health and Safety Act, if one has not already been completed.



## **1.0 INTRODUCTION**

At the request of Claridge Homes, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 1705 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. Neil Malhotra of Claridge Homes. The head office is located at 210 Gladstone Avenue, Ottawa, Ontario. Mr. Malhotra can be reached by telephone at (613) 233-6030.

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 by O.Reg. 269/11 (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:	1705 Carling Avenue, Ottawa, Ontario.
Legal Description:	Part of Lot 30, Concession 1, Township of Nepean, now in the City of Ottawa.
Property Identification Number:	04559-0395.
Location:	The subject site is located on the north side of Carling Avenue, between Highland Avenue and Cole Avenue, in Ottawa, Ontario.
Latitude and Longitude:	45° 22' 43.37" N, 75° 45' 6.30" W;
<b>Site Description:</b>	
Configuration:	Rectangular.
Site Area:	9,000 m <sup>2</sup> (approximately).
Zoning:	AM10, arterial main street zone.
Current Use:	The subject site is currently occupied by a three (3) motel structures, one of which contains a residential apartment, a residential dwelling, a restaurant and a 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**

According to the owner, Ms. Karen Leduc, the subject site was developed in 1938 with a restaurant named Webb's Drive Inn.

#### **Fire Insurance Plans**

Fire Insurance Plans from 1956 were reviewed for the area of the subject site and surrounding properties. The subject site was shown on Sheet 329, Volume 3, listed as Webb's Motel & Auto Court, occupied by several car ports, a one (1) storey motel structure, a restaurant and a two (2) storey residential dwelling, addressed 1717 Carling Avenue and a restaurant, addressed 1725 Carling Avenue.

Sheets 330 of Volume 3 and sheets 405 and 406 of Volume 4 of the 1956 fire insurance plans (FIPs) were reviewed for the area of the subject site. Properties west of the subject site were not covered in the FIPs.

On the FIPs, adjacent properties to the east and north were identified as residential dwellings. Several potentially contaminating activities (PCAs) were identified in the FIPs within the Phase I study area. Sheridan Equipment Co. Ltd. Bulldozers, etc. was listed at 1661 Carling Avenue, approximately 170m east of the subject site. Approximately 175m south of the subject site, 850 Campbell Avenue was listed as Lyle Blackwell Ltd. laundry. No information was provided as to whether dry cleaning activities were taking place on the site. Canadian Silk Manufacturing Co. Ltd. and Industrial Rag Wipers were listed at 849 Campbell Avenue, approximately 210m south of the subject site. Mac Craft Manufacturing Fiberglass Boats was listed at 822 Clyde Avenue, approximately 110m southeast of the subject site.

Based on the minimum separation distance of 110m from the subject site, the PCAs identified in the FIPs are not considered to represent APECs on the subject site.

### City of Ottawa Street Directories

City of Ottawa and Nepean directories from 1935 to 2011 at the National Archives were reviewed in approximate 10-year intervals for the subject site and properties located within the Phase I ESA study area. Directories prior to these dates were not considered relevant based on the lack of information regarding the subject and neighbouring properties.

In 2011, the subject site address was first listed in the directories in 1940 as Webb's Drive Inn Rest and Olga Webb (private residence). An address was not provided for the property in 1940, but was listed at 1705 Carling Avenue in 1941. In 1951, the subject site was listed as Webb's Drive Inn Rest, Webb's Tourist Court, Olga Webb and Durant Goldwin. In 1961, the restaurant located on the subject site was listed as 1717 Carling Avenue, while the motel and residential dwelling were listed as 1705 Carling Avenue. Most recently (2011), the site was listed as the Rose Bowl Steakhouse, located at 1717 Carling Avenue and Webb's Motel and Claude Leduc (the resident of the dwelling) at 1705 Carling Avenue. No environmental concerns were identified with the use of the subject site in the city directories.

Several Potentially Contaminating Activities (PCA) were identified at properties within the Phase I-ESA. These PCAs are summarized in Table 1 below:

<b>Table 1: City Directories Summary – PCAs in Phase I-ESA Study Area</b>			
<b>Address</b>	<b>Listed Activity (years listed)</b>	<b>Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
Boyd Avenue			
814	Bob's Auto Body / McConnell Automotive (2010-1980) Boyd Avenue Auto Service (2000)	85m SW	N
819	Glidden Paint Center (2000)	80m S	N
840	Ike's Auto Center (2010) S.H. Cleaners (2000)	180m S	N
843	Independent Linen Services (2010-2000) Green's Automotive Transmission (1980-1960)	165m S	N
Campbell Avenue			
815	Auto Locate (1992)	70m SE	N

<b>Table 1: City Directories Summary – PCAs in Phase I-ESA Study Area</b>			
<b>Address</b>	<b>Listed Activity (years listed)</b>	<b>Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
<b>Campbell Avenue</b>			
820	Seven Two Seven Transmission Service Inc. (2003)	90m S	N
825	Import Car Center (2011-1992)	100m SE	N
841	Top Hat Chimney Sweep (1992) Hopewell-Ballatune Fuels and Heating Supplies (1971)	170m SE	N
849	J&L Automotive (2011) AK Automotive Service (1992)	185m SE	N
851	Import Motors (2011-2003) Thee Car Shop (1992)	210m SE	N
856	Cockwell's Bodyshop (1982-1961)	235m S	N
<b>Carling Avenue</b>			
1650	Turpin Saturn Saab Isuzu (2000)	200m SE	N
1666	Turpin Pontiac Buick GMC (2000-1980)	120m SE	N
1688	Mister Muffler / Clyde Auto (2010-2000) Custom Muffler Ltd. (1989-1980) Carling Muffler Ltd. (1970)	70m SE	N
1722	Ottawa Car Sales Ltd (2000-1980) Langley's Cleaners (1970)	35m S	N
1752	Total Car Care (2010) Carling Autotech Center (2000) Seven Twenty Seven Transmission (1989)	95m SW	N
1754	Canadian Custom Automotive Inc. (2010) Got It Covered Standard Auto Glass (2000) Total Car Care (2000)	100 m SW	N
1772	Midas Auto Service Experts (2010-2000) Midas Muffler & Brake Shop (1989-1980) Midas Muffler Shops (1970)	170m SW	N
1784	Sunoco Gas Bar (2010-2000) Sunoco Broadview Service Center (1989) Desforbes BP Service Station (1970)	220m SW	N
<b>Clyde Avenue</b>			
822	Henry's Auto Center (2000)	110m SW	N
826	General Auto Glass & Upholstery (2011)	120m SW	N
842	Andre Awad Auto Center (2000) Bemac Auto Body (1980-1970)	180m SW	N
848	Mannion's Pump House Ltd. (2011)	200m SW	N

<b>Table 1: City Directories Summary – PCAs in Phase I-ESA Study Area</b>			
<b>Address</b>	<b>Listed Activity (years listed)</b>	<b>Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
856 Doheny Street	SOS Power Sales (2011)	230m SW	N
1690	Edsons Auto Report (2011) Ali Mehdi Auto Repair (2003)	180m SW	N
1700	J&J Auto Shine (2011) Western Elevator Ltd. Maintenance (1982)	180m S	N

Based on information within previous environmental reports completed by Paterson in the area of the subject site, the separation distances from the subject site and/or the cross- or down-gradient location with respect to the subject site, none of the properties associated with the potentially contaminating activities listed above are not considered to represent areas of potential environmental concern on the subject site.

### **Property Ownership**

Paterson contacted Ms. Karen Leduc, the owner's daughter, to determine the historical property owners. According to information provided by Ms. Leduc, her family (Leduc/Webb/Ashley) has owned the property since initial development in 1938.

### **Plan of Survey**

A survey plan dated September 1969, prepared by S.E. & H.R. Farley, was provided to Paterson for review. The subject site is listed as part of Lot 30, Concession 1, Township of Nepean, now in the City of Ottawa. A copy of the Plan of Survey is provided in Appendix 1.

## **4.2 Environmental Source Information**

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

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on December 12, 2017. The subject site 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. No PCB waste storage sites were identified in the Phase I study area.

## **Ontario Ministry of Environment (MOECC) Instruments**

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC 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.

## **MOECC 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.

## **MOECC Incident Reports**

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC 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.

## **MOECC Waste Management Records**

A request was submitted to the MOECC 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.

## **MOECC Submissions**

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. 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.



### **MOECC Brownfields Environmental Site Registry**

A search of the MOECC 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.

One (1) RSC (record 14102) was found for a neighbouring property within the Phase I study area. The RSC was filed for 1650 and 1666 Carling Avenue, located approximately 120m southeast from the subject site (current location of Canadian Tire). Based on information within the RSC and the separation distance from the subject site, the historical use of this property is not considered to represent an APEC on the subject site.

### **MOECC 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 former 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 December 12, 2017. 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 electronically on December 14, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were found within the TSSA database. A copy of the TSSA response has been included in the Appendix.

### **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.

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

A request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on December 18, 2017 to the City of Ottawa. 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**

Paterson has completed several Phase I and Phase II-ESAs in the area of the subject site. Based on a review of these projects, this firm did not identify any issues considered to pose a risk to the subject land.

## **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:

- |      |   |
|------|---|
| 1950 | Based on the scale of the photograph, details are difficult to discern, however, the subject property appears to be occupied by several small garages or cabins on the western and eastern portions of the site, a restaurant on the southwestern corner and a residential dwelling in the centre. Neighbouring properties to the north and east are vacant and undeveloped. Residential properties are located west of the subject site. South of the subject site, on the other side of Carling Avenue, properties are occupied by mixed residential and commercial structures. |
| 1958 | (City of Ottawa Website) Two (2) single-storey motel buildings have been constructed on the subject site. Residential dwellings have been developed on neighbouring properties east and northeast of the subject site. No other significant changes have been made to the neighbouring properties.  |
| 1965 | (City of Ottawa Website) Several garages/cabins have been demolished and a new motel building has been constructed on the western perimeter of the subject site. Residential dwellings have been constructed northeast of the subject site. Several neighbouring  |

properties south of the subject site, along Carling Avenue, Boyd Avenue, Campbell Avenue, Clyde Avenue and Kerr Avenue, have been redeveloped with commercial buildings. Further west, a retail fuel outlet is visible at 1784 Carling Avenue, approximately 210m of the subject site. Approximately 90m east of the subject site, on the east side of Cole Avenue, a commercial plaza has been developed at 1677 Carling Avenue. No other significant changes have been made to the neighbouring properties.

- 1978      Additions have been constructed on the western and eastern motel buildings on the subject site. The majority of the subject site has been paved with asphaltic concrete. Residential dwellings have been constructed north of the subject site. The adjacent property to the west (1723 Carling Avenue) has been developed with a commercial building. South of the subject site, across Carling Avenue, 1696, 1702 and 1704 Carling Avenue have been redeveloped with larger commercial buildings. Approximately 120m southeast of the subject site, at 1664 Carling Avenue, a car dealership has been constructed. A commercial building located at 818 Campbell Avenue, approximately 100m south of the subject site, has been expanded.
- 1988      No significant changes appear to have been made to the subject property. The property located at 811 Boyd Avenue, approximately 80m south of the subject site, has been redeveloped with a single commercial building. 1774 Kerr Avenue, 180m southwest of the subject site, has been redeveloped with a large community center. No other significant changes have been made to the neighbouring properties.
- 1999      (City of Ottawa Website) No significant changes appear to have been made to the subject property. 1677 Carling Avenue has been redeveloped with two (2) new commercial structures. No other significant changes have been made to the neighbouring properties.
- 2007      (City of Ottawa Website) No significant changes appear to have been made to the subject property. The former automotive dealership located at 1660 Carling Avenue is being redeveloped in this photograph with a Canadian Tire. The commercial buildings located at 1746 Carling Avenue, 75m southwest of the subject site, have been demolished. No other significant changes have been made to the subject site or to neighbouring properties.

2017 (City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties. The subject and neighbouring properties appear as they are today.

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 slopes downward slightly to the north and the regional topography in the area of the subject site slopes downward towards the Ottawa River to the northwest. No environmental concerns were identified on the topographic mapping. An illustration of the referenced topographic map is present on 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 Monteregion 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 interbedded limestone and dolostone of the Gull River Formation. Based on the maps, the thickness of overburden ranges from 3 to 10 m. Overburden consists of glacial till deposits.

### **Water Well Records**

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on December 18, 2017. The search did not identify any water well records on the subject site.

The search returned ten (10) drinking water well records within the Phase I study area. Based on the availability of municipal utilities and the age of the wells (drilled between 1950 and 1952), it is assumed that these wells have been decommissioned.

The search returned thirty-three (33) monitoring well records located within the Phase I study area. A nest of twenty-four (24) monitoring wells was located at 861 Clyde Avenue, over 200m southeast from the subject site, likely to investigate potential impacts of the former automotive dealerships located at 1650 and 1666 Carling Avenue (RSC property). Four (4) monitoring well records were located at 814 Boyd, likely to investigate potential impacts of the on-site automotive service garage. Two (2) well records were found at 836 Boyd Avenue which were assumed to have been drilled to investigate the automotive service garage on the adjacent property to the south (840 Boyd Avenue). Two (2) well records were found at 842 Boyd Avenue, however, no information was provided regarding the purpose or well depths. One (1) record was found for 849 Campbell Avenue, likely to investigate potential impacts of the on-site automotive service garage.

Based on the separation distances and cross- or down-gradient locations of these PCAs with respect to our site, the above listed properties are not considered to pose a concern to the subject site.

The monitoring well records along Boyd Avenue and Campbell Avenue have been attached in Appendix 2.

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

There are no waterbodies, areas of natural and scientific interest on the subject property or within the study area.

## **5.0 INTERVIEWS**

### **Property Owner**

Ms. Karen Leduc, a representative of Webb's Motel Ltd, was contacted via email (December 15, 20 and 22, 2017) to inquire about the subject property, and was present during the site visit. Ms. Leduc told Paterson that her family (Webb/Ashley/Leduc) has owned the subject site since its initial development in 1938. Ms Leduc told Paterson that the restaurant was built in 1938, the residential dwelling in 1950, the western motel building in two (2) phases in 1967 (southern portion) and 1972 (northern portion), the central motel building in 1951 and the eastern motel building in two phases in 1948 (southern portion) and 1970 (northern portion). Ms. Leduc told Paterson that all the structures were historically heated with oil (stored in aboveground storage tanks) and were converted to natural gas in 1993, with the exception of the residential dwelling, which was converted in 1998. Paterson was informed by Ms. Leduc that each building had an aboveground fuel storage tank located inside the boiler/furnace rooms, except the restaurant, where the tank was located outside against the northern exterior wall.

### **Purchaser**

Mr. Bruce Stewart, a representative of Claridge Homes, was contacted via email on December 13, 2017, to inquire about the subject property. Mr. Stewart provided Paterson with a survey plan for the subject site. Mr. Stewart told Paterson that he was not aware of any environmental concerns with the subject site.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

The site assessment was conducted on December 15, 2017. Weather conditions were overcast, with a temperature of approximately -15 °C. Mr. Marek Moroz 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 assessment.

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

#### **Buildings and Structures**

The subject site was occupied by three (3) motel buildings, one (1) restaurant and one (1) two-storey residential dwelling.

The two-storey western motel building is clad with yellow brick and has a flat gravel and tar style roof. The western building has a combined poured concrete and block foundation, with a basement level on the northern portion of the building. The central building is clad with parging and brick, has a basement level on the northern portion, a second storey on the southern portion, which features a three-bedroom apartment, and a block foundation with a crawlspace on the northern portion. The eastern motel building is clad with parging and brick, has a basement level and a second storey on the southern portion of the building and has a block foundation with a crawlspace. The central and eastern buildings have a combination of flat tar and gravel style and sloped shingled roofs. The restaurant is clad with parging, brick and wood panels, has a block foundation with a basement level and a flat gravel and tar style roof. The residential dwelling, located on the northern portion of the property is clad with parging and brick, has a sloped shingle roof and has a concrete block foundation with a single basement level.

## **Site Features**

The subject site is primarily covered by a paved asphaltic concrete parking lot. The subject structures occupy approximately thirty (30) percent of the subject site. There are small landscaped areas south and north of the residential dwelling and around the east and west perimeters of the subject site. Adjacent properties east and west of the subject site are approximately at grade with respect to the subject site. Adjacent properties to the north are at a slightly lower gradient than the subject site. Site drainage consists of natural runoff towards catch basin within the parking lot and towards municipal roads and/or by infiltration in landscaped areas.

## **Below Ground Structures**

No below ground structures were found at the time of the site visit, aside from utilities (natural gas, sewer and water) and previously described building basements.

## **Potable Water Source**

The subject property is currently municipally serviced.

## **Potential Environmental Concerns**

### ☐ **Groundwater Monitoring Wells**

No groundwater monitoring wells were identified on the subject site. A total of thirty-three (33) monitoring wells were found (using the MOECC well records website) within the Phase I study area.

Based on the separation distances and cross- or down-gradient locations of these wells with respect to our site, they are not considered to pose a concern to the subject site.

The monitoring well records along Boyd Avenue and Campbell Avenue have been attached in Appendix 2.

### ☐ **Underground Utilities**

Based on the presence of the motel buildings, restaurant and residential dwelling, electrical cables, sewers, natural gas and water utilities are expected on the subject site.



☐ **Ground Surface**

The ground surface across the majority of the property consisted of an asphaltic concrete parking lot. There are landscaped areas south and north of the residential dwelling and on the east and west perimeters of the site. The ground surface was snow covered at the time of the site visit, however, no areas of stained soil or stressed vegetation were observed on the property. No standing water was observed 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) and Transformer Oil**

Several pole mounted transformers were observed on the eastern and western perimeters of the subject site. At the time of assessment, no leaks, staining/discolouration or dead grass beneath the electrical equipment was observed. The transformers are not considered to be an environmental concern at this time inspection.

☐ **Unidentified Substances**

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

☐ **Waste Storage and Disposal**

The site currently generates non-hazardous waste, recyclable materials and organic waste from the restaurant, residential dwelling and motel. Waste from the restaurant and motel are stored in bins located in the parking area, north of the restaurant. Waste from the residential dwelling is kept in the garage. Waste is removed regularly by a licenced contractor.

## **Interior Assessment**

A general assessment of the residential dwelling is as follows:

- ☐ The floors consisted of hardwood, concrete, vinyl floor tile, carpet and ceramic tile.
- ☐ The walls consisted of brick, stone, wood panelling, drywall, concrete block and plaster.
- ☐ The ceilings consisted of wood panelling, suspended bristol board, plaster and ceiling stipple
- ☐ Lighting throughout the building was observed to be a mix of incandescent and fluorescent fixtures.

Heat is provided via a natural gas fired furnace located in the basement and electric heaters. The building is cooled with an exterior air conditioning unit located in the backyard. A sump pit located in the basement was observed to contain clear and odourless wastewater from the washing machine and basement sink. A drain located in the basement was observed to be dry. No unusual visual or olfactory observations were made with regards to wastewater discharge.

A general assessment of the western motel structure is as follows:

- ☐ The floors consisted of concrete, laminate, carpet and ceramic tile.
- ☐ The walls consisted of drywall, concrete, brick, ceramic tile, concrete block and plaster.
- ☐ The ceilings consisted of plaster, drywall, painted concrete and ceiling stipple.
- ☐ Lighting throughout the building was observed to be a mix of incandescent and fluorescent fixtures.

Heat is provided via natural gas fired boilers located in the central portion of the building. The motel suites are cooled with individual air conditioning units located in the windows. A drain located in the basement was observed to contain colourless and odourless water. An unused aboveground fuel oil storage tank was located in the central portion of the building. No staining, leaks or odours were observed at the time of the assessment. Based on conversations with the property owner, the tank has been emptied and has not been used since 1993.

---

A general assessment of the eastern motel structure is as follows:

- ☐ The floors consisted of carpet, linoleum concrete and ceramic tile.
- ☐ The walls consisted of brick, wood panelling, drywall, concrete block and plaster.
- ☐ The ceilings consisted of wood panelling, suspended bristol board ceiling tile, drywall and ceiling stipple.
- ☐ Lighting throughout the building was observed to be a mix of incandescent and fluorescent fixtures.

Heat is provided via natural gas fired boilers located in the utility room in the basement on the southern portion of the building. The motel suites are cooled with individual air conditioning units located within the eastern wall. A sealed sump pit was located in the utility room in the basement.

A general assessment of the central motel structure is as follows:

- ☐ The floors consisted of vinyl floor tile, concrete, laminate, linoleum, carpet and ceramic tile.
- ☐ The walls consisted of wood panelling, drywall, concrete block and plaster.
- ☐ The ceilings consisted of drywall, plaster and ceiling stipple.
- ☐ Lighting throughout the building was observed to be a mix of incandescent and fluorescent fixtures.

Heat is provided via natural gas fired boilers located in the utility/laundry room in the basement on the northern portion of the building. The motel suites are cooled with individual air conditioning units placed within the western wall.

A general assessment of the restaurant structure is as follows:

- ☐ The floors consisted of vinyl floor tile, concrete and ceramic tile.
- ☐ The walls consisted of drywall, concrete and concrete block.
- ☐ The ceilings consisted of suspended ceiling drywall, plaster and ceiling stipple
- ☐ Lighting throughout the building was observed to be a mix of incandescent and fluorescent fixtures.

The restaurant is heated with a natural gas fired furnace located in the basement and cooled via an exterior air conditioner located on the north side of the building. Floor drains were observed throughout the building. No standing water was observed in the drains. A water-grease separator was located in the basement. No concerns were identified with the water-grease separator at the time of the site visit.

### **Potentially Hazardous Building Products**

#### **❑ Ozone Depleting Substances (ODSs)**

Refrigerators, coolers, freezers, fire extinguishers and air conditioning units may be potential sources of ozone depleting substances (ODSs) on site. These appliances should be regularly serviced and maintained by certified contractors.

#### **❑ Potentially Hazardous Building Materials and Designated Substances**

Based on the age of the subject structures (1938 to 1972), lead-containing paints, polychlorinated biphenyl (PCB)-containing ballasts and asbestos containing materials (ACMs) may be present within the subject structures.

Suspected ACMs within the subject structures include: vinyl floor tiles, drywall joint compound, plaster and parging, ceiling stipple and straight-run and elbow pipe insulation. Several areas were identified to contain suspected ACMs in poor condition and include ceiling stipple within the motel units and pipe insulation in the boiler room of the western building and ceiling stipple within several units and drywall within the boiler rooms of the central and eastern motel buildings.

Painted surfaces were observed to be in good condition at the time of the site visit, with the exception of the painted ceiling in the basement (utility/maintenance room) of the western motel building which was observed to be in poor condition.

Prior to any renovation or demolition of the subject structures, a designated substance survey should be conducted.

## **Other Potential Environmental Concerns**

### ☐ **Storage Tanks**

No aboveground fuel storage tanks (ASTs), underground fuel storage tanks (USTs) or vent and fill pipes were observed within the eastern and central motel buildings, the residential dwelling or the restaurant at the time of the site visit. However, based on conversations with Ms. Leduc, all of these buildings were historically heated with oil, which was stored in aboveground fuel storage tanks (ASTs) and were converted to natural gas in 1993, with the exception of the residential dwelling, which was converted in 1998. The ASTs were historically located in the basement of the residential dwelling, the boiler rooms of the eastern and central motel buildings and on the exterior of the restaurant (north side). No signs of staining or odours were observed in the reported former locations of the tanks. The former use of heating oil within these buildings (eastern and central motel buildings, restaurant and residential dwelling) is considered to pose a concern to the subject site.

As previously mentioned, an unused 2,500L aboveground storage tank (AST) was located in the central portion of the western motel building. The tank was surrounded by a concrete and concrete block secondary containment. Based on conversations with the property owner, the tank has been emptied and has not been used since 1993. No staining, leaks or odours were observed at the time of the assessment. The former use of heating oil and the presence of the AST does pose a concern to the subject site.

### ☐ **Wastewater Drainage**

Wastewater drainage and floor drains observed throughout the buildings are expected to drain into the City of Ottawa sewer system. No standing water was observed in the drains. No concerns were identified with wastewater drainage at the time of the site visit.

## **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 - Tillbury Avenue followed by residential dwellings and Golden Avenue;
- ☐ South - Carling Avenue followed by commercial properties (Fireplace Center and Patio Shop, Empower Me Yoga, Venus Beauty Supplies and a multi-unit office building);
- ☐ East - Residential dwellings followed by Cole Avenue;
- ☐ West - A vacant commercial building (formerly a furniture and clothing store) followed by a multi-unit commercial building (Doctor's office and market).

Seventeen (17) PCAs were identified within the Phase I study area and are presented in the table below:

<b>Table 2: PCAs in Phase I-ESA Study Area</b>			
<b>Address</b>	<b>Listed Activity</b>	<b>Distance / Orientation from site</b>	<b>Potential Environmental Concern (Y / N)</b>
<b>Boyd Avenue</b>			
814	Vargas Tire	85m SW	N
840	Ike's Auto Center	180m S	N
843	Independent Linen Services Green's	165m S	N
849	SMRO Auto Repair	200m S	N
<b>Campbell Avenue</b>			
815	Import Car Center	70m SE	N
825	Paradise Auto Repair	100m SE	N
849	J&L Automotive	185m SE	N
851	Imports Motor	175m SE	N
<b>Carling Avenue</b>			
1660	Canadian Tire Automotive Center	210m SE	N
1688	Meineke Auto Service	60m SE	N
1754	Uniglass Plus / Ziebart	100m SW	N
1772	Midas	160m SW	N
1784	Petro-Canada Retail Fuel Outlet	210m SW	N
<b>Clyde Avenue</b>			
848	Mannion's Pump House Ltd	200m SW	N
856	SOS Power Sales	230m SW	N
<b>Doheny Street</b>			
1690	Edsons Auto	185m SE	N
1700	JJ Auto Shine	175m S	N

As previously mentioned, Paterson has completed several Phase I and Phase II-ESAs in the area of the subject site, specifically on properties on the south side of Carling Avenue. Based on a review of environmental these projects, this firm did not identify any issues considered to pose a risk to the subject land related to PCAs within 150m and located up-gradient of the subject site.

Based on the cross- and/or down- gradient locations with respect to the subject site and the separation distance from the subject site (above 150m), the remaining PCAs are not considered to represent areas of potential environmental concern (APECs) on the subject site.

Property use within the Phase I study area is shown on Drawing PE4192-2 - 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 as well as associated potentially contaminating activities dating back to the first developed use of the site.

<b>Table 3: 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 1938	Undeveloped (possibly agricultural)	None	None
1938 - 1948	Restaurant	None	None
1948 - 1950	Restaurant, car park and motel	None	None
1950 - 1970	Restaurant, car park, motel and residential dwelling	None	None
1970 - Present	Restaurant, motel (with an apartment) and residential dwelling	None	None

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

A total of five (5) PCAs were identified at the Phase I property, associated to the former use of aboveground storage tanks (ASTs). Three (3) of the ASTs were reportedly located within the basements of the residential dwelling and the eastern and central motel buildings and one AST was located on behind the restaurant (north side). One (1) unused AST (approximately 2,500L) is located in the central portion of the western motel building.

A total of thirty-one (31) Potentially Contaminating Activities (PCAs) outside of the subject property but within the Phase I study area were identified, however, the majority of the present-day PCAs are located in the former locations of the historical PCAs. As such, only nineteen PCAs are shown on Drawing PE4192-2 - Surrounding Land Use Plan. These PCAs are not considered to pose a concern to the subject site based on information contained within Paterson's files, their separation distance from the subject site and/or their down- or cross-gradient location from the Phase I property.



## Areas of Potential Environmental Concern (APEC)

<b>Table 4: Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of Area of Potential Environmental Concern with respect to Phase I Property</b>	<b>Potentially Contaminating Activity</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>
1705 Carling Avenue	Subject property, within or adjacent to each site building (boiler rooms within motel buildings, basement of residential dwelling and exterior of restaurant (north side))	Gasoline and Associated Products Storage in Fixed Tanks; Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11.	On-Site	BTEX, PHCs,	Soil and groundwater

## Contaminants of Potential Concern (CPC)

Based on the past use of the fuel oil ASTs on the subject site, the following Contaminants of Potential Concern (CPCs) have been identified:

- ☐ Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on the former presence of four (4) aboveground fuel storage tanks (AST) and the presence of one (1) unused AST on the subject property.
- ☐ Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) were selected as CPCs were selected as CPCs for the Phase I property based on the former presence of four (4) aboveground fuel storage tanks (AST) and the presence of one (1) unused AST on the subject property.

## 7.2 Conceptual Site Model

### Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of interbedded limestone and dolostone of the Gull River Formation. Based on the maps, the thickness of overburden ranges from 3 to 10 m. Overburden consists of glacial till deposits. Hydrogeological conditions are considered to mimic the

topographic setting; as a result, groundwater is expected to flow northwest towards the Ottawa River.

### **Contaminants of Potential Concern**

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

### **Existing Buildings and Structures**

The subject site is occupied by three (3) motel buildings (one of which contains an apartment), one (1) restaurant and one (1) two-storey residential dwelling.

### **Water Bodies**

There are waterbodies on the subject property or within the study area.

### **Areas of Natural Significance**

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

### **Drinking Water Wells**

The search returned ten (10) drinking water well records within the Phase I study area, drilled between 1950 and 1952. Based on the availability of municipal water, it is assumed that these wells have been decommissioned.

### **Neighbouring Land Use**

Neighbouring land use in the Phase I study area consists of commercial, residential and institutional. Land use is shown on Drawing PE4191-2 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 identified on the subject site include the historical presence of four (4) aboveground fuel storage tanks (AST) and the presence of one (1) unused AST on the subject site.

### **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 which have the potential to have impacted 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 Claridge Homes to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 1705 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.

Based on historical searches, the property was first developed in 1938 with a restaurant. In 1948, a motel building was constructed on the property and in 1950, the property was developed with a residential dwelling. In 1951, a second motel building was built on the central portion of the site, while in the late 1960s, a third building was developed on the western portion of the site. The western and eastern buildings were subsequently expanded in the early 1970s. Historically, each building located on the subject site was heated with oil stored in aboveground fuel storage tanks, which are considered to represent Areas of Potential Environmental Concern (APECs) on the subject site.

Surrounding properties historically consisted of commercial and residential properties, agricultural fields and undeveloped treed lands. Several potentially contaminating activities were identified within the Phase I-ESA study area. None of these potentially contaminating activities were considered to represent areas of potential environmental concern for the subject site.

Following the historical review, a site visit was conducted. The site is currently occupied by three motel buildings, a restaurant, a residential dwelling and an asphaltic concrete parking lot. Neighbouring properties to the north and east were identified as residential properties. Neighbouring properties to the west and south, across Carling Avenue, are used for commercial purposes. Several potentially contaminating activities were identified during the site visit, on the south side of Carling Avenue, which are not considered to represent areas of potential environmental concern on the subject site.

## **Conclusion**

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.**

## **Recommendations**

It is our understanding that the subject site is to be redeveloped in the future. Based on the potential presence of hazardous building materials and designated substances within the subject buildings, it is recommended that a designated substance survey be conducted prior to any demolition activities, in accordance with Ontario Regulation 490/09, under the Occupational Health and Safety Act, if one has not already been completed.

## 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 Claridge Homes. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

### **Paterson Group Inc.**



Marek Moroz, P. Geo.



Mark S. D'Arcy, P.Eng.

### **Report Distribution:**

- Claridge Homes (5 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**

MOECC Freedom of Information and Privacy Office.  
MOECC Municipal Coal Gasification Plant Site Inventory, 1991.  
MOECC document titled “Waste Disposal Site Inventory in Ontario”.  
MOECC Brownfields Environmental Site Registry.  
Office of Technical Standards and Safety Authority, Fuels Safety Branch.  
MNR Areas of Natural Significance.  
MOECC Water Well Inventory.  
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

### **Municipal Records**

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

### **Local Information Sources**

Plan of Survey - Annis, O’Sullivan, Vollebekk Ltd., 2013.  
‘Phase I - Environmental Site Assessment, 5786 Fernbank Road, Ottawa, Ontario’, prepared by Houle Chevrier Engineering, March 31, 2015  
Personal Interviews.

### **Public Information Sources**

Google Earth.  
Google Maps/Street View.

# **FIGURES**

**FIGURE 1 – KEY PLAN**

**FIGURE 2 – TOPOGRAPHIC MAP**

**DRAWING PE4192-1 – SITE PLAN**

**DRAWING PE4192-2 – SURROUNDING LAND USE PLAN**



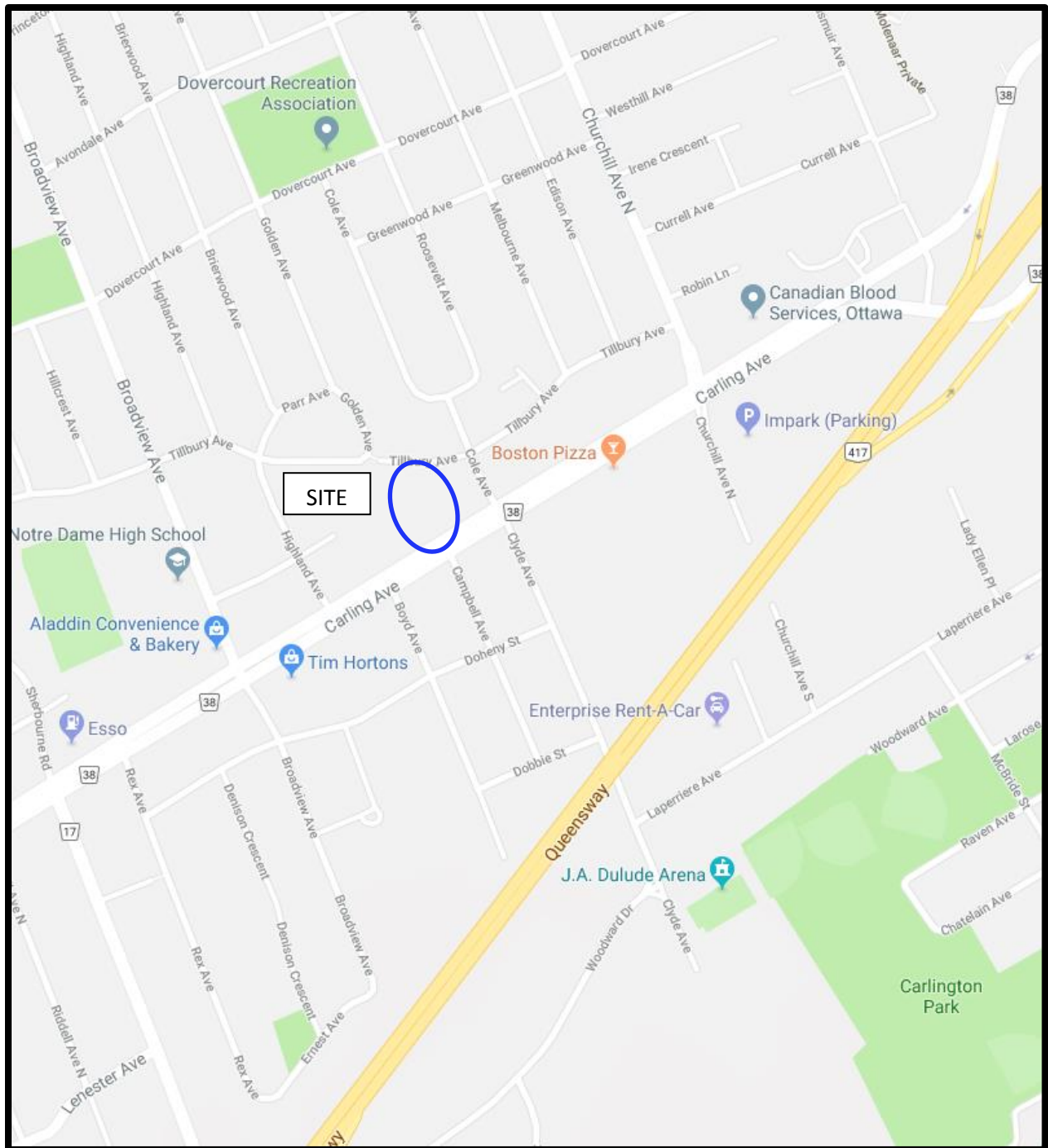


FIGURE 1  
**KEY PLAN**

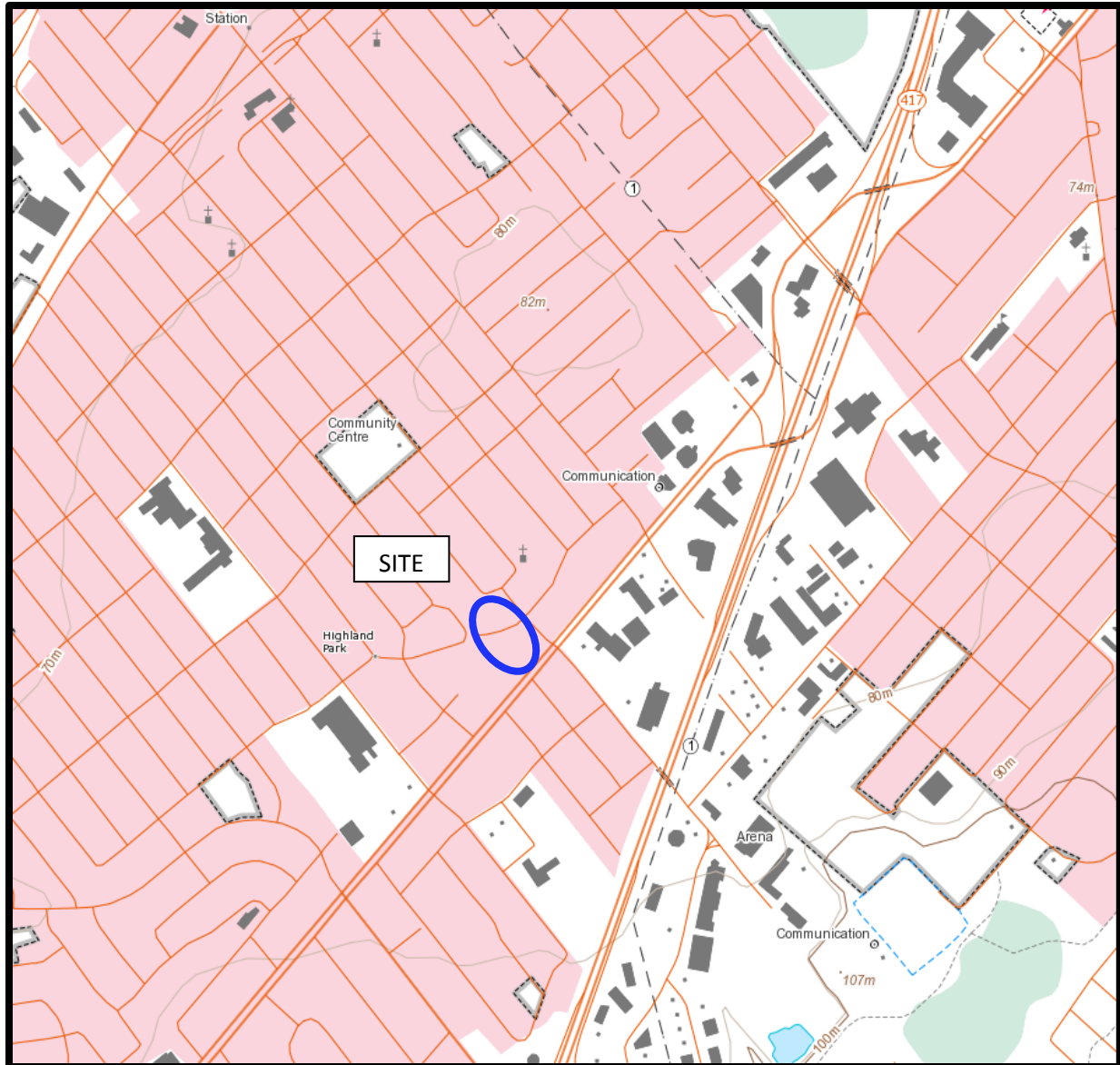
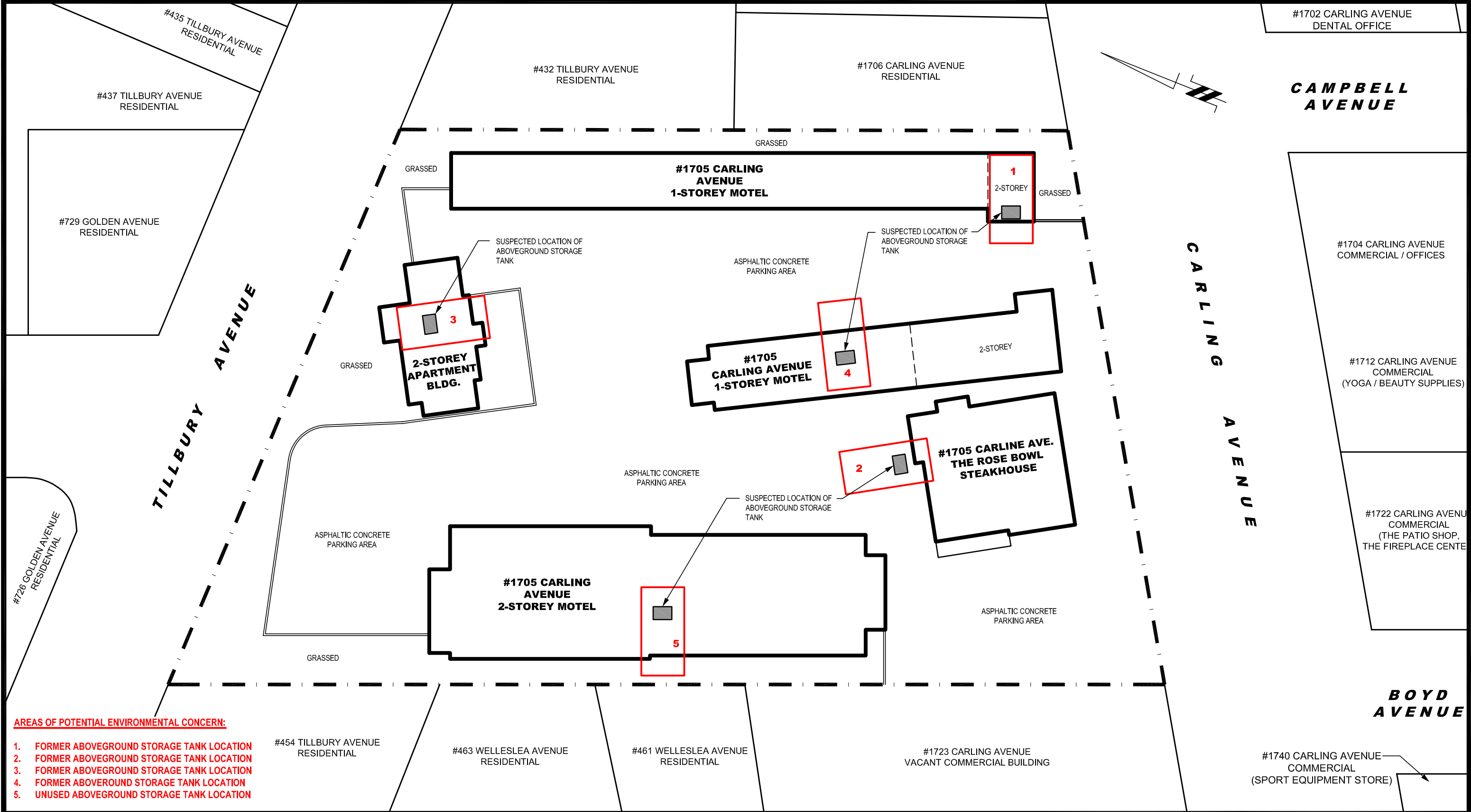


FIGURE 2  
TOPOGRAPHIC MAP



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

- 1. FORMER ABOVEGROUND STORAGE TANK LOCATION
- 2. FORMER ABOVEGROUND STORAGE TANK LOCATION
- 3. FORMER ABOVEGROUND STORAGE TANK LOCATION
- 4. FORMER ABOVEGROUND STORAGE TANK LOCATION
- 5. UNUSED ABOVEGROUND STORAGE TANK LOCATION

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NO.	REVISIONS	DATE	INITIAL

TRADITIONS SENIORS HOUSING  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
1705 CARLING AVENUE

OTTAWA,  
Title:

ONTARIO

SITE PLAN

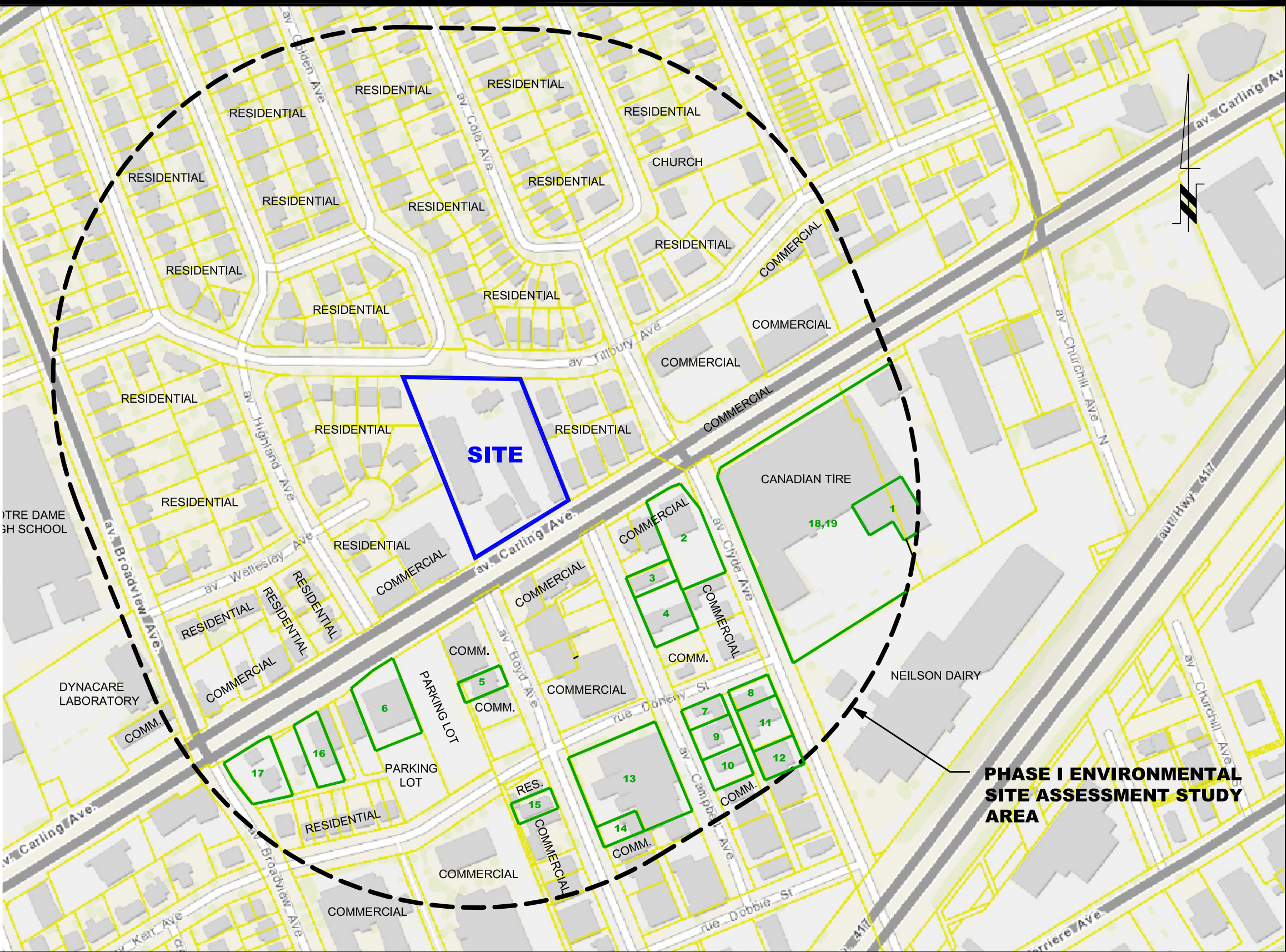
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Checked by:	MM	Dwg. No.:	PE4192-1
Approved by:	MSD	Revision No.:	0

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POTENTIALLY CONTAMINATING ACTIVITIES:

- 1660 CARLING AVENUE - CANADIAN TIRE - AUTOMOTIVE SERVICE CENTER
- 1688 CARLING AVENUE - MEINEKE AUTOMOTIVE SERVICE GARAGE
- 815 CAMPBELL AVENUE - IMPORT CAR CENTER AUTOMOTIVE SERVICE GARAGE
- 825 CAMPBELL AVENUE - PARADISE AUTO REPAIR AUTOMOTIVE SERVICE GARAGE
- 814 BOYD AVENUE - VARGAS TIRE AUTOMOTIVE SERVICE GARAGE
- 1754 CARLING AVENUE - AC DELCO TOTAL CAR CARE/UNIGLASS AUTOMOTIVE SERVICE GARAGE
- 1700 DOHENY STREET - JJ AUTOSHINE CAR DETAILING GARAGE
- 1690 DOHENY STREET - EDSONS AUTO AUTOMOTIVE SERVICE GARAGE
- 851 CAMPBELL AVENUE - IMPORTS MOTOR AUTOMOTIVE SERVICE GARAGE
- 849 CAMPBELL AVENUE - J & L AUTOMOTIVE AUTOMOTIVE SERVICE GARAGE
- 848 CLYDE AVENUE - THE PUMP HOUSE INDUSTRIAL EQUIPMENT SUPPLIER
- 856 CLYDE AVENUE - S.O.S POWER SALES OR SERVICE LTD. SMALL ENGINE REPAIR SHOP
- 843 BOYD AVENUE - INDEPENDENT LINEN SERVICE
- 849 BOYD AVENUE - SMRO AUTO REPAIR AUTOMOTIVE SERVICE GARAGE
- 840 BOYD AVENUE - IKE'S AUTO AUTOMOTIVE SERVICE GARAGE
- 1771 CARLING AVENUE - MIDAS AUTOMOTIVE SERVICE GARAGE
- 1784 CARLING AVENUE - RETAIL FUEL OUTLET
- 1660 CARLING AVENUE - FORMER SATURN, SAAB, ISUZU CAR DEALERSHIP (2000) (FORMERLY 1650 CARLING AVENUE)
- 1660 CARLING AVENUE - FORMER PONTIAC, BUICK, GMC CAR DEALERSHIP (2000) (FORMERLY 1666 CARLING AVENUE)



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NO.	REVISIONS	DATE	INITIAL

TRADITIONS SENIORS HOUSING	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
1705 CARLING AVENUE	
OTTAWA,	ONTARIO
Title: SURROUNDING LAND USE PLAN	

Scale:	1:3000	Date:	01/2018
Drawn by:	RCG	Report No.:	PE4192-1
Checked by:	MM	Dwg. No.:	PE4192-2
Approved by:	MSD	Revision No.:	0

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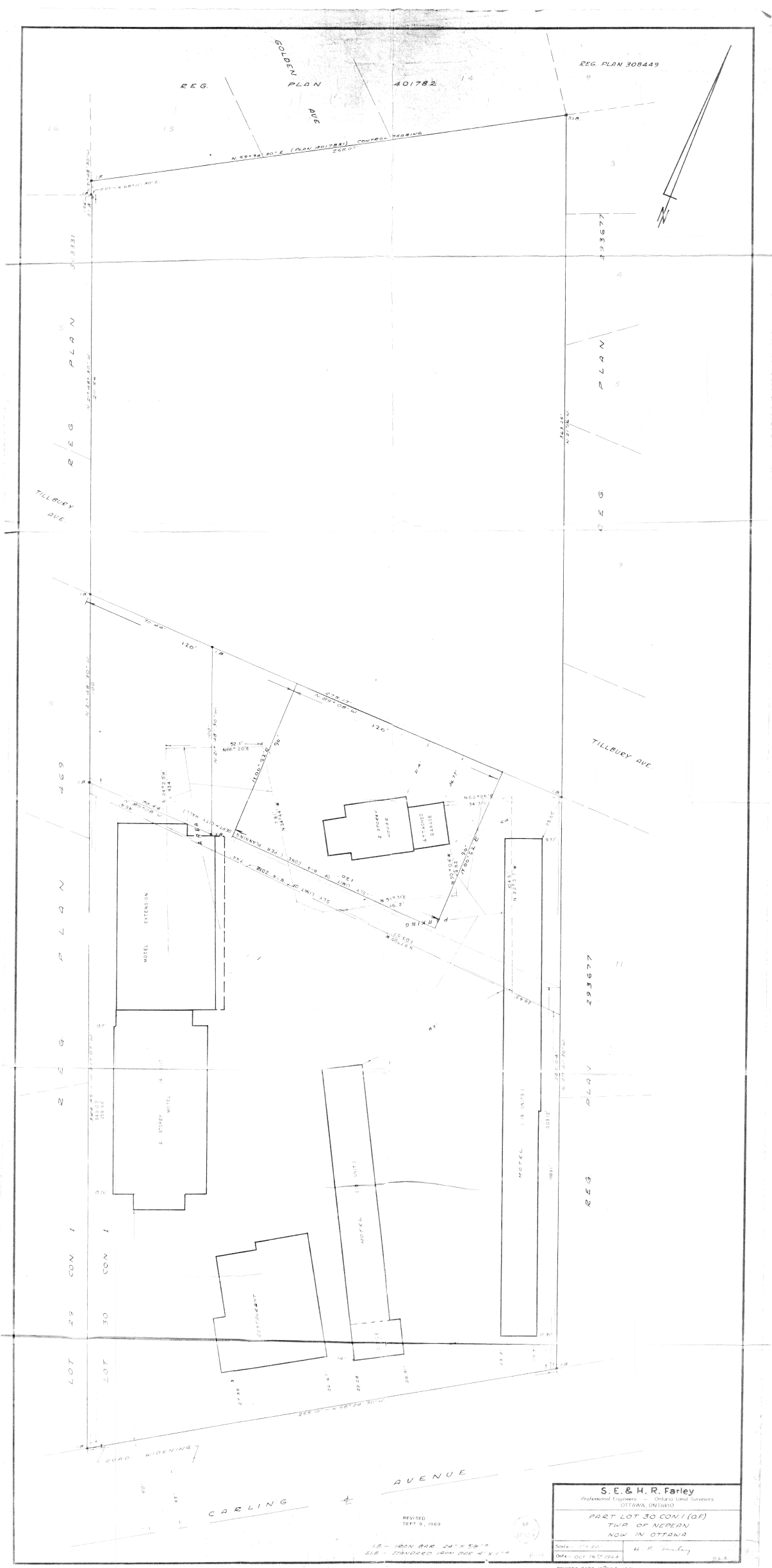
# **APPENDIX 1**

**SURVEY PLAN**

**AERIAL PHOTOGRAPHS**

**SITE PHOTOGRAPHS**

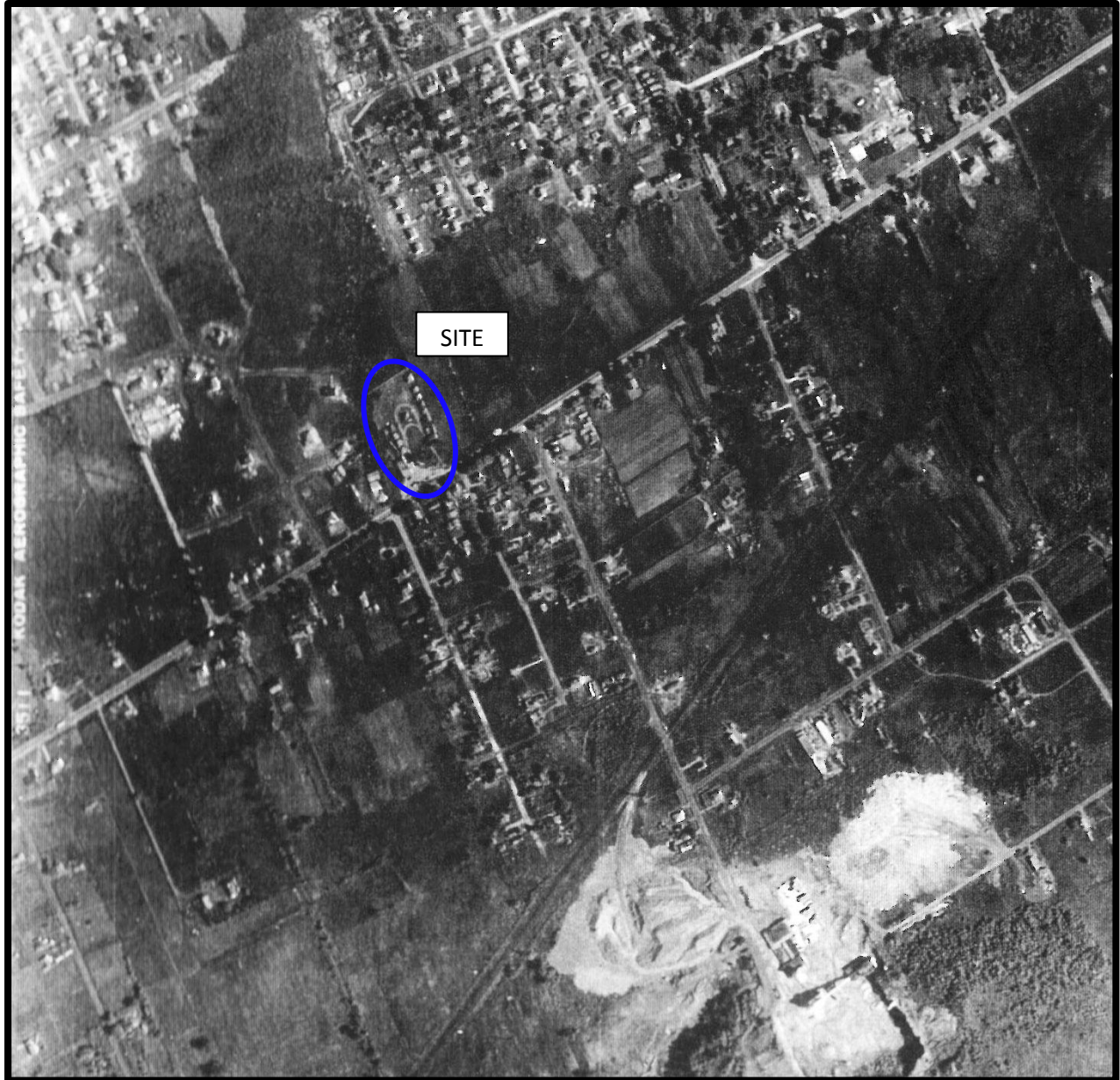
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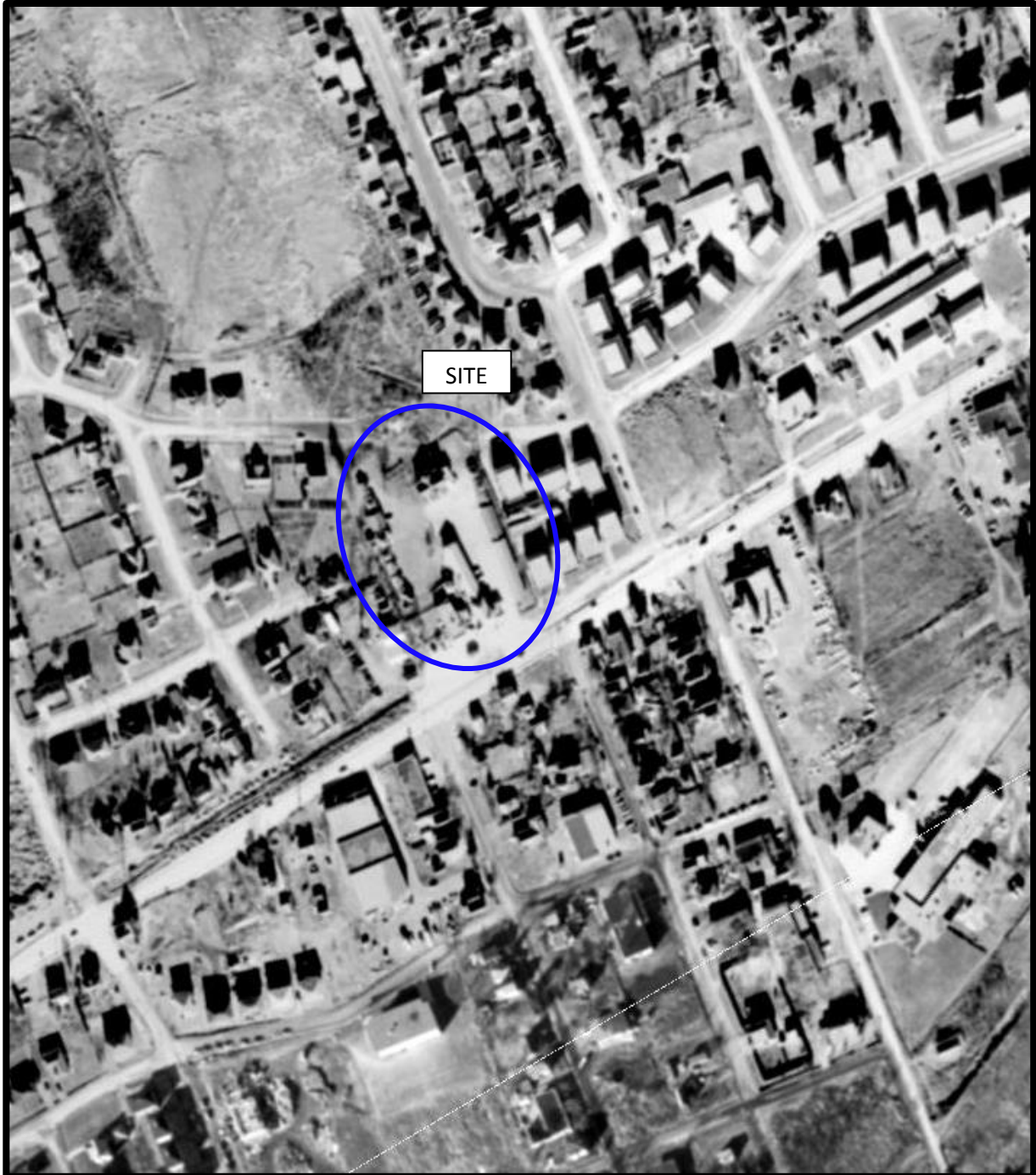
S. E. & H. R. Farley  
Professional Engineers - Ontario Land Surveyors  
OTTAWA, ONTARIO  
PART LOT 30 CON 1 (OF)  
TWP OF NEPEAN  
NOW IN OTTAWA

REVISED  
SEPT 9, 1969  
1:5 - 180N 80E 24" X 59" 9  
SER - STANDARD 180N 80E 24" X 59"

REVISED DATE 18<sup>th</sup> OCT. 1971  
31<sup>st</sup> DEC 1971



AERIAL PHOTOGRAPH  
1950



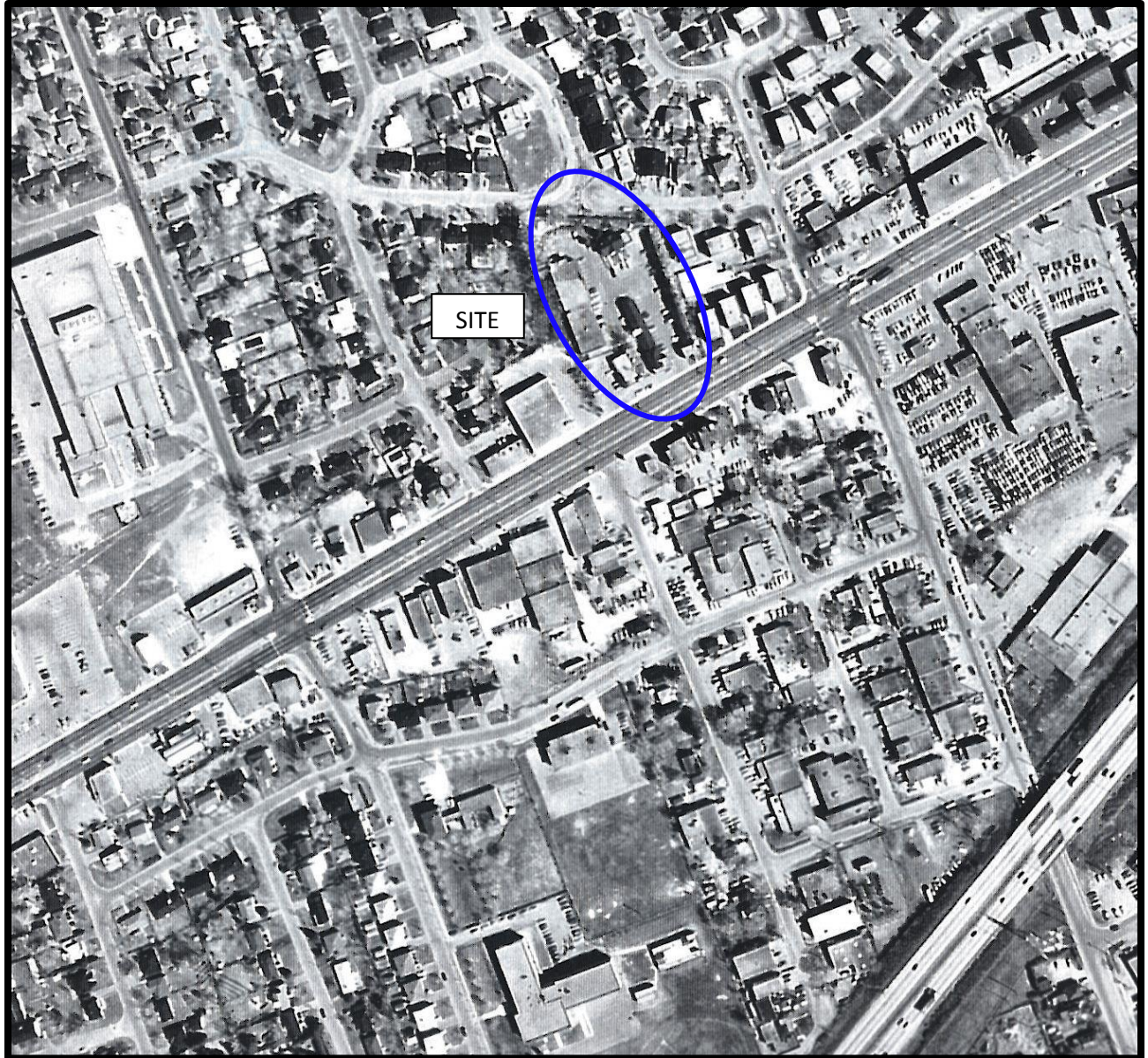
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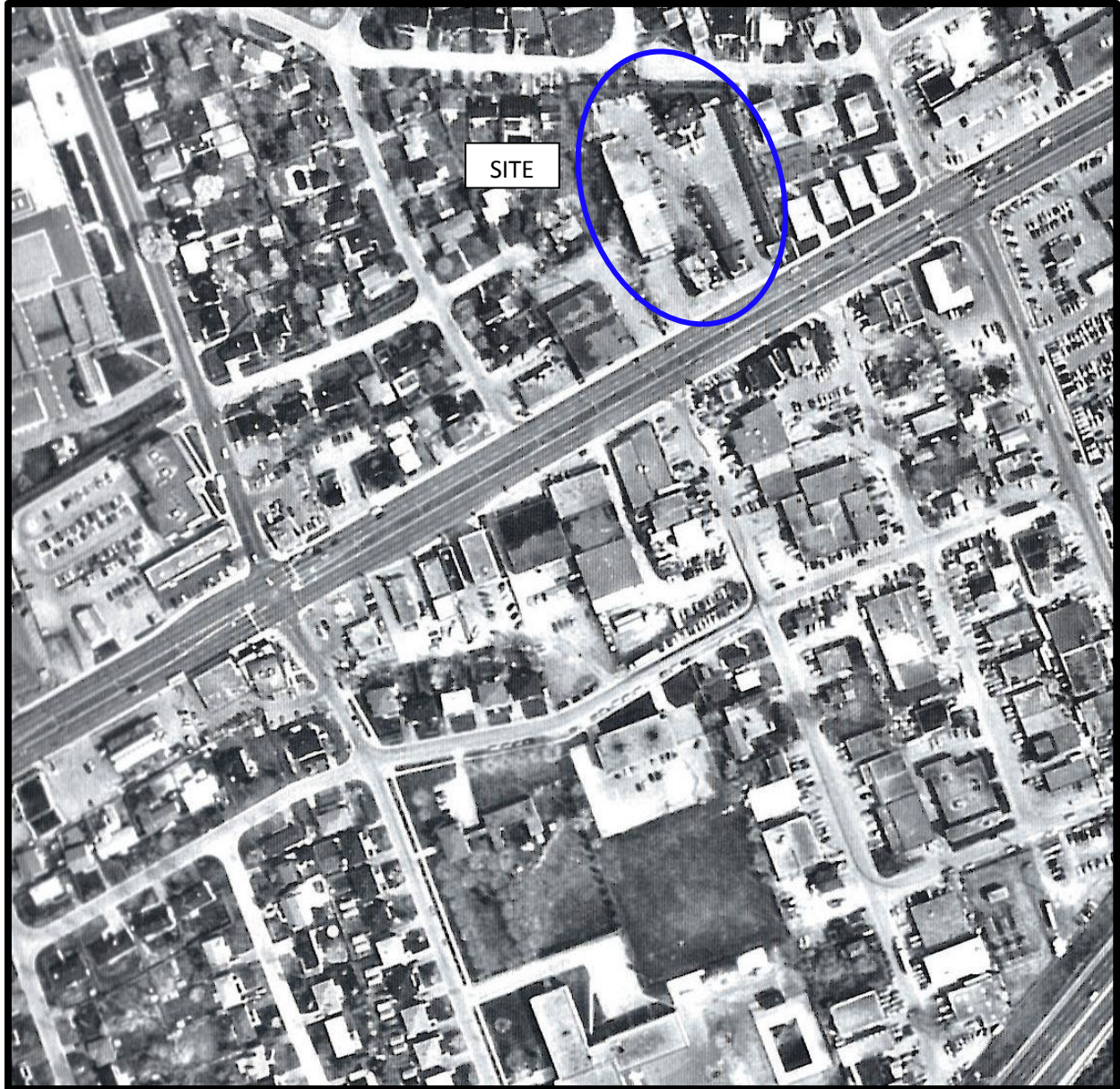
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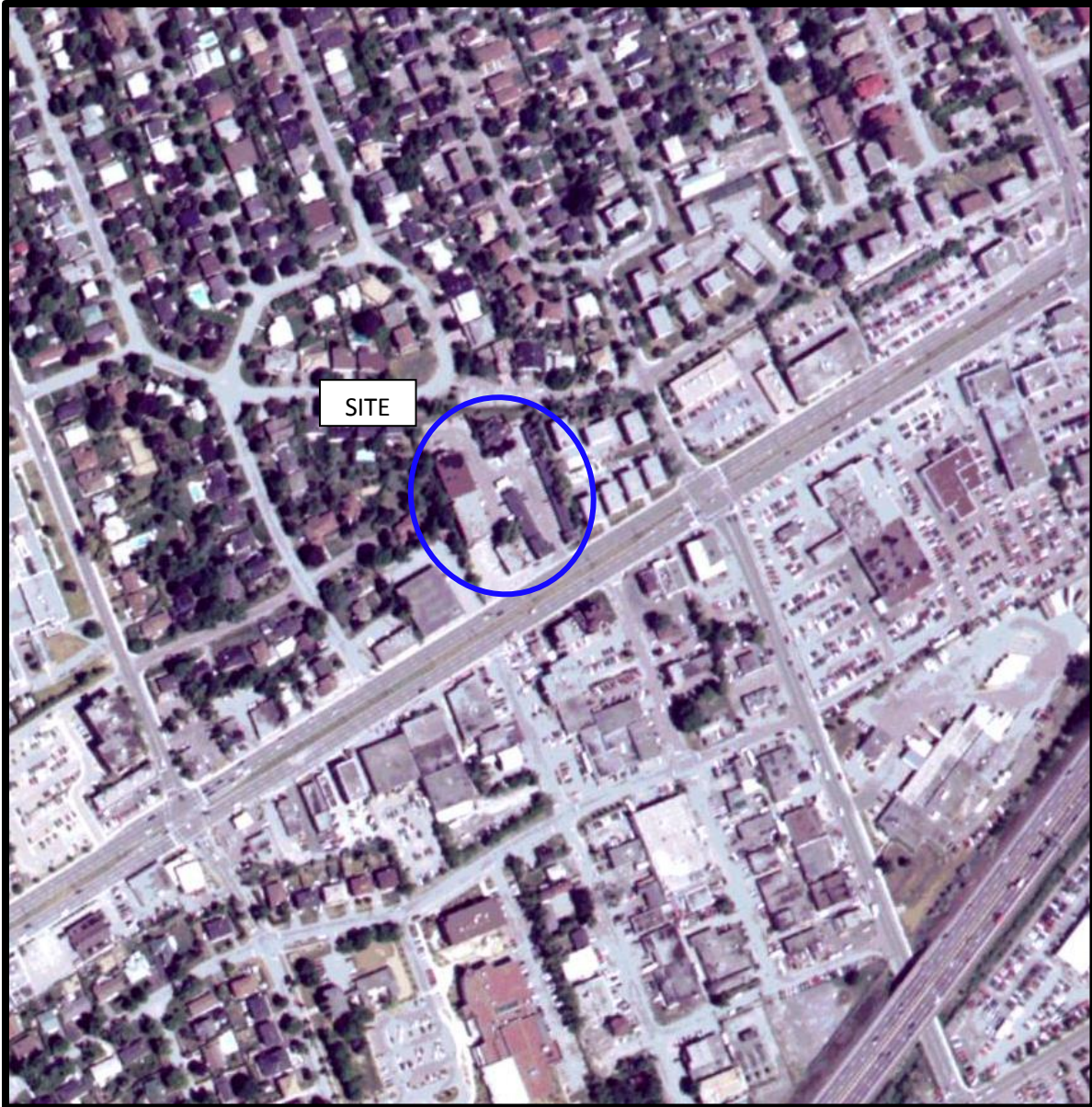
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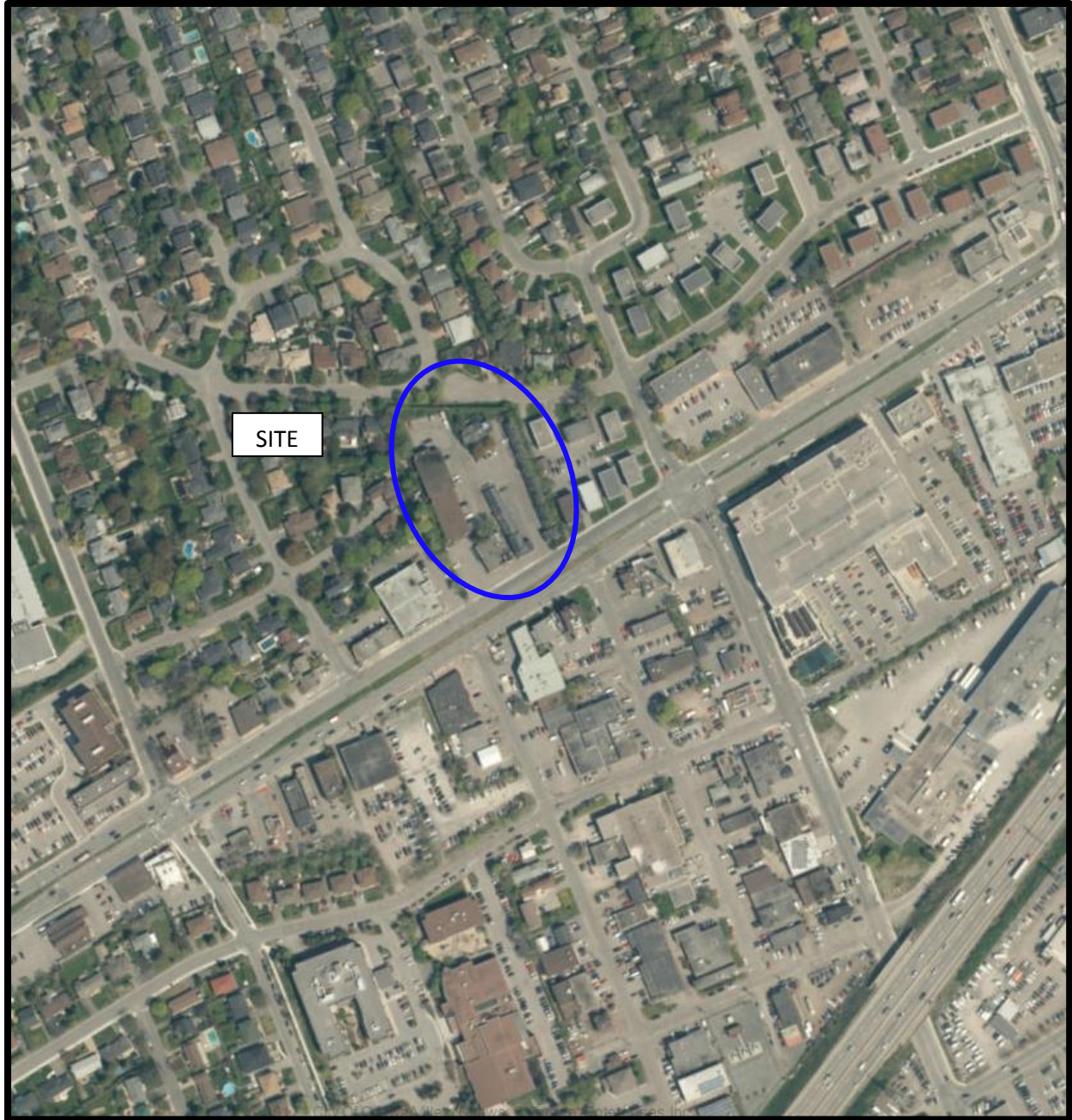
AERIAL PHOTOGRAPH  
1999





AERIAL PHOTOGRAPH  
2007





AERIAL PHOTOGRAPH  
2017



## Site Photographs

PE4192

1705-1715 Carling Avenue, Ottawa, ON

December 14-15, 2017



Photograph 1: View of the eastern portion of the site, facing north. Photograph illustrates a snow-covered parking area, two motel structures and a residential dwelling.



Photograph 2: View of the western side of the residential dwelling. Photograph illustrates an asphaltic concrete parking lot and landscaped areas surrounding the residential dwelling.



## Site Photographs

PE4192

1705-1715 Carling Avenue, Ottawa, ON

December 14-15, 2017



Photograph 3: View of the kitchen inside the residential dwelling.



Photograph 4: View of the southern portion of the subject site, facing northwest. Photograph illustrates the front sides of the central and eastern motel structures.



## Site Photographs

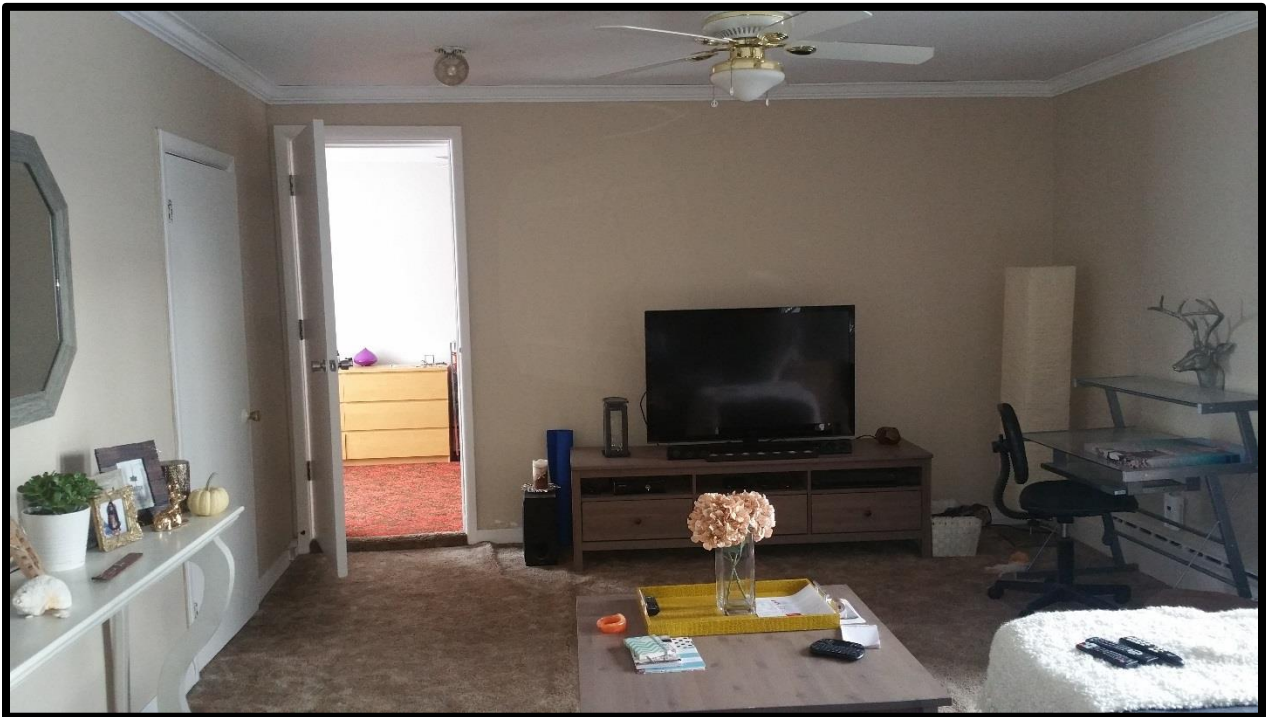
PE4192

1705-1715 Carling Avenue, Ottawa, ON

December 14-15, 2017



Photograph 5: View of the eastern portion of the subject site, facing south. Photograph illustrates an asphaltic concrete parking lot and the eastern (left) and central (right) motel structures.



Photograph 6: View of the apartment unit above the reception within the central motel structure.



## Site Photographs

PE4192

1705-1715 Carling Avenue, Ottawa, ON

December 14-15, 2017



Photograph 7: View of the natural gas fired hot water tanks and boilers within the utility room located in the basement of the eastern motel structure.



Photograph 8: View of the western portion of the subject site, facing southwest. Photograph illustrates an asphaltic concrete parking lot and the two-story western motel structure.

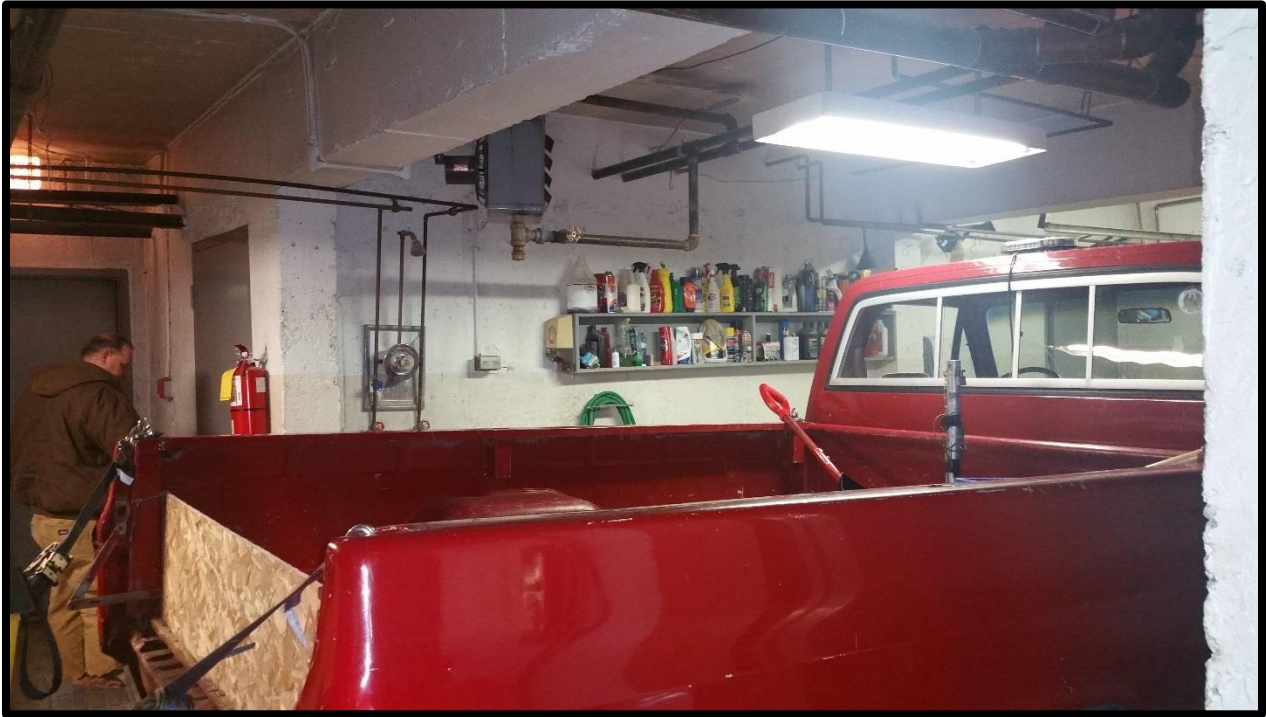


## Site Photographs

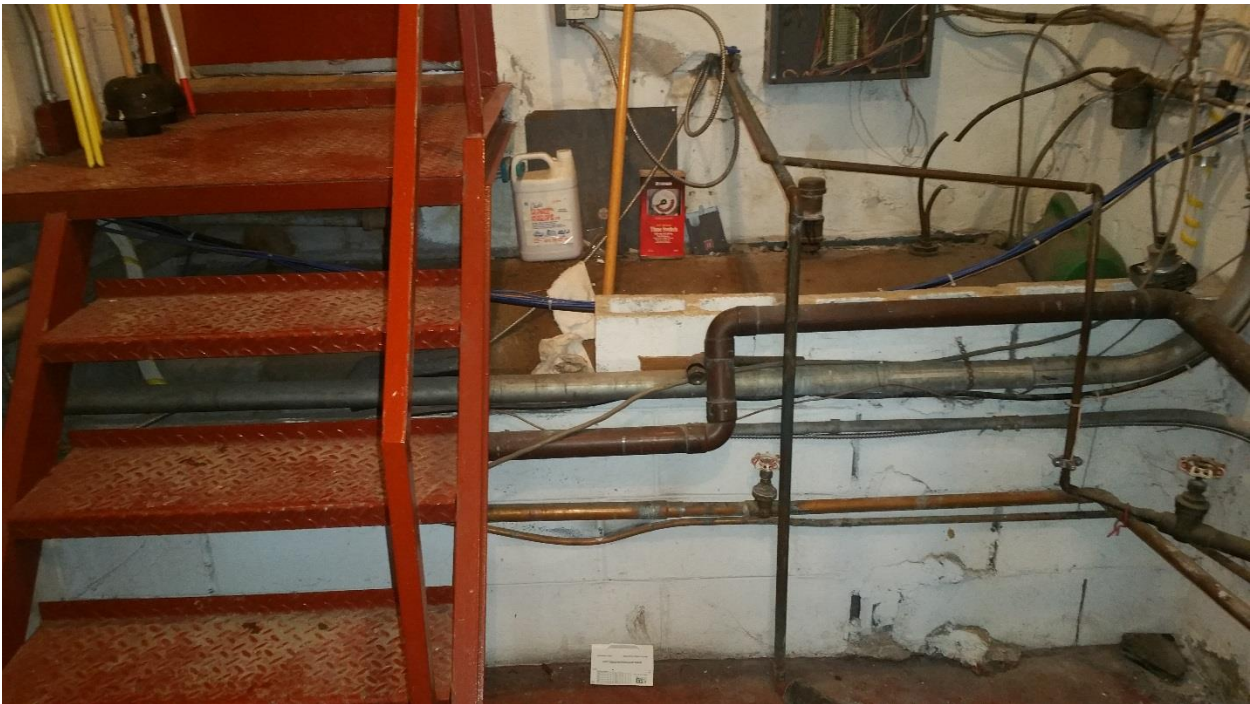
PE4192

1705-1715 Carling Avenue, Ottawa, ON

December 14-15, 2017



Photograph 9: View of garage/maintenance room located in the basement of the western motel structure. Illustrates cleaning and maintenance chemicals and a stored truck.



Photograph 10: View of the unused above-ground storage tank located in the central portion of the western motel structure. The tank is located within a concrete and concrete block secondary containment structure.



## Site Photographs

PE4192

1705-1715 Carling Avenue, Ottawa, ON

December 14-15, 2017



Photograph 11: View of southwestern portion of the subject site. Illustrates the front of the restaurant and an asphaltic concrete parking lot. Photograph taken facing northwest.



Photograph 12: View of the central portion of the subject site, facing south. Photograph depicts an asphaltic concrete parking lot, the back of the restaurant and the waste storage location on site.

### Office Use Only

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



# Historic Land Use Inventory

## Application Form

### Notice of Public Record

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

### Municipal Freedom of Information and Protection Act

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

### Background Information

**\*Site Address or Location:**

*\* Mandatory Field*

### Applicant/Agent Information:

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

### Registered Property Owner Information:

☐ Same as above

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

### Site Details

Legal Description  
and PIN:

What is the land  
currently used for?

Lot frontage:

m

Lot depth:

m

Lot area:

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

### Submittal Requirements

The following are required to be submitted with this application:

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

## **Disclaimer**

### **For use with HLUI Database**

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

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

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

Signed: \_\_\_\_\_

Dated (dd/mm/yyyy): \_\_\_\_\_

Per: \_\_\_\_\_  
(Please print name)

Title: \_\_\_\_\_

Company: \_\_\_\_\_

# **APPENDIX 2**

**MOECC FREEDOM OF INFORMATION SEARCH**

**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 Marek Moroz Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: MMoroz@patersongroup.ca			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344	Your Project/Reference No. PE4192	Signature/Print /Name of Requester Marek Moroz	<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 ( <b>Municipal address essential for cities, towns or regions</b> ) 1705-1705 Carling Avenue, Ottawa, Ontario (One site) Part of Lot 30; Concession 1, Township of Nepean, City of Ottawa. PINs - 0400-60002				
Present Property Owner(s) and Date(s) of Ownership Webb's Motel Limited				
Previous Property Owner(s) and Date(s) of Ownership N/A same owner 80 years				
Present/Previous Tenant(s), (if applicable) N/A				
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 <b>AND</b> 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. <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.				
	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		

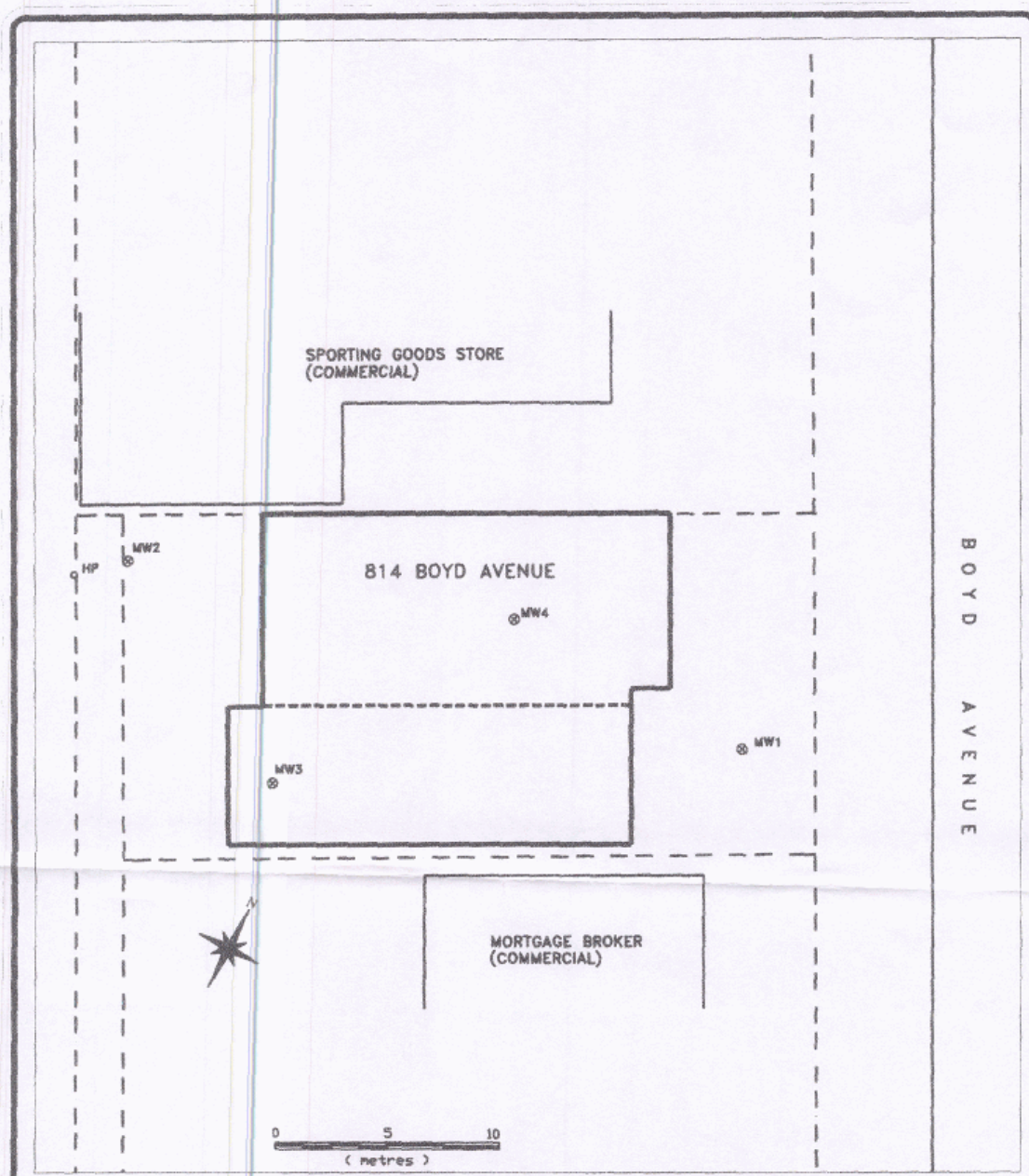
A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.







TAG # A109123



## LEGEND:

⊗ BOREHOLE/MONITORING WELL LOCATION

--- PROPERTY BOUNDARY

## FIGURE 2

## SITE LAYOUT

814 BOYD AVENUE  
OTTAWA, ONTARIOC-7085  
M06272  
C01279.

APR 28 2011





Ministry of  
the Environment

Well Tag No. (Place Sticker and/or Print Below)

A 094334

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Well Owner's Information

First Name: Playtime Daycare Centre Last Name / Organization: [Redacted] E-mail Address: [Redacted] ☐ Well Constructed by Well Owner  
Mailing Address (Street Number/Name): 1160 Maitland Ave. Municipality: Ottawa Province: ON Postal Code: K2C 2C2 Telephone No. (inc. area code): 613 727 5858

Well Location

Address of Well Location (Street Number/Name): 836 Boyd St Township: [Redacted] Lot: [Redacted] Concession: [Redacted]  
County/District/Municipality: Ottawa City/Town/Village: Ottawa Province: Ontario Postal Code: [Redacted]  
UTM Coordinates: Zone: 18 Easting: 187440699 Northing: 5024214N  
Municipal Plan and Sublot Number: NAD 83

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

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Brown Gray	Sand Limestone	Clay Seams	loose layered	0 7'	7' 26'
2 MW's Set on Site in Cluster					

Annular Space			
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 9'	9' 26'	3/8" Bentonite chips #2 Silica Sand	

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

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To	
2"	Plastic	.25"	0	11'	<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input checked="" type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To	
2.25"	Plastic	10	11'	26'	<input type="checkbox"/> Other, specify

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From	To
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0	7'
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	7	26'

Well Contractor and Well Technician Information  
Business Name of Well Contractor: Can. Env. Drilling & Contractors Inc. Well Contractor's Licence No.: 7323  
Business Address (Street Number/Name): 4102 Perth Rd, Inverary Municipality: South Frontenac  
Province: ON Postal Code: K0H 1X0 Business E-mail Address: Jonathan@canedc.com  
Bus. Telephone No. (inc. area code): 613 353 2231 Name of Well Technician (Last Name, First Name): FILLION JONATHAN  
Well Technician's Licence No.: 38115 Signature of Technician and/or Contractor: [Signature] Date Submitted: 2011/12/07

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

Map of Well Location  
Please provide a map below following instructions on the back.  
Kerr Ave  
836 Boyd St  
garage house  
garage house  
Comments:

## Well ID

Well ID Number: 7204981

Well Audit Number: C21244

Well Tag Number: A096551

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

## Well Location

<b>Address of Well Location</b>	
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 441162.00 Northing: 5025068.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

<b>General Colour</b>	<b>Most Common Material</b>	<b>Other Materials</b>	<b>General Description</b>	<b>Depth From</b>	<b>Depth To</b>

## Annular Space/Abandonment Sealing Record

<b>Depth From</b>	<b>Depth To</b>	<b>Type of Sealant Used (Material and Type)</b>	<b>Volume Placed</b>

## Method of Construction & Well Use

<b>Method of Construction</b>	<b>Well Use</b>

## Status of Well

# Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

# Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

# Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7328

# Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

# Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

## Water Details

Water Found at Depth	Kind

## Hole Diameter

Depth From	Depth To	Diameter

**Audit Number:** C21244

**Date Well Completed:** May 10, 2012

**Date Well Record Received by MOE:** July 19, 2013



## Well ID

Well ID Number: 7206030

Well Audit Number: C21239

Well Tag Number: A140382

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

## Well Location

<b>Address of Well Location</b>	
<b>Township</b>	NEPEAN TOWNSHIP
<b>Lot</b>	
<b>Concession</b>	
<b>County/District/Municipality</b>	OTTAWA-CARLETON
<b>City/Town/Village</b>	
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 18 Easting: 441253.00 Northing: 5025215.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

<b>General Colour</b>	<b>Most Common Material</b>	<b>Other Materials</b>	<b>General Description</b>	<b>Depth From</b>	<b>Depth To</b>

## Annular Space/Abandonment Sealing Record

<b>Depth From</b>	<b>Depth To</b>	<b>Type of Sealant Used (Material and Type)</b>	<b>Volume Placed</b>

## Method of Construction & Well Use

<b>Method of Construction</b>	<b>Well Use</b>

## Status of Well

# Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

# Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

# Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7328

# Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

# Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

### Water Details

Water Found at Depth	Kind

### Hole Diameter

Depth From	Depth To	Diameter

**Audit Number:** C21239

**Date Well Completed:** December 10, 2012

**Date Well Record Received by MOE:** August 07, 2013

## Well ID

Well ID Number: 7270130

Well Audit Number: Z188421

Well Tag Number:

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

## Well Location

Address of Well Location	842 BOYD AVENUE
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 441159.00 Northing: 5025077.00
Municipal Plan and Sublot Number	
Other	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
36.75 m	0 m	BENTONITE 3/4 HOLEPLUG	

## Method of Construction & Well Use

Method of Construction	Well Use

## Status of Well

Abandoned-Other

# Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To

# Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To

# Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1558

# Results of Well Yield Testing

After test of well yield, water was	
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	
Duration of Pumping	
Final water level	
If flowing give rate	
Recommended pump depth	
Recommended pump rate	
Well Production	
Disinfected?	Y

# Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	

10	10
15	15
20	20
25	25
30	30
40	40
45	45
50	50
60	60

Water Details

Water Found at Depth	Kind

Hole Diameter

Depth From	Depth To	Diameter

**Audit Number:** Z188421

**Date Well Completed:** December 23, 2015

**Date Well Record Received by MOE:** August 29, 2016



## Marek Moroz

---

**From:** Public Information Services <publicinformationservices@tssa.org>  
**Sent:** December-28-17 2:49 PM  
**To:** Marek Moroz  
**Subject:** RE: TSSA Records Search, PE4192 - Ottawa, ON

Hello Marek,

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 [publicinformationservices@tssa.org](mailto:publicinformationservices@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,

Sherees



**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)



---

**From:** Marek Moroz [mailto:MMoroz@Patersongroup.ca]  
**Sent:** December 14, 2017 5:36 PM  
**To:** Public Information Services <publicinformationservices@tssa.org>  
**Subject:** TSSA Records Search, PE4192 - Ottawa, ON

Good afternoon,

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

**1660, 1688, 1702, 1704, 1722, 1723, 1740, 1743, 1746, 1767 Carling Avenue;**

Thank you very much,

Marek

Marek Moroz, G.I.T.

**patersongroup**  
solution oriented engineering  
60 years serving our clients

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Cell: (613) 229-9822  
Tel: (613) 226-7381 Ext. 248  
Fax: (613) 226-6344  
Email: [MMoroz@patersongroup.ca](mailto:MMoroz@patersongroup.ca)

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# **APPENDIX 3**

## **QUALIFICATIONS OF ASSESSORS**

Geotechnical  
Engineering

Environmental  
Engineering

Hydrogeology

Geological  
Engineering

Materials Testing

Building Science

Archaeological  
Services

## POSITION

Environmental Consultant

## EDUCATION

Algonquin College, Graduate Certificate, 2017  
Environmental Management and Assessment

University of Ottawa, B.Sc., 2012  
Specialization in Geology with Minor in Spanish

## EXPERIENCE

*2017 to Present:*

### **Paterson Group Inc.**

Consulting Engineers  
Geotechnical and Environmental Division  
Environmental Consultant

*2016 to 2017*

### **Geological Survey of Canada**

Federal Research Organization in Earth Sciences  
Canada Groundwater Program  
Physical Scientist

*2012 to 2015*

### **KGHM International**

International Mining Company  
Geologist and Project Manager

*Summer of 2012*

### **Alder Resources Ltd.**

Junior Mining Company  
Exploration Geologist

## SELECT LIST OF PROJECTS

Contaminated Soil and Groundwater Sampling – Various Sites – Eastern Ontario  
Surcharge and Settlement Surveys – Ottawa, ON.  
Remediation Programs – Various Sites – Ottawa, ON.  
Regional Groundwater Assessment and Research – Lake Simcoe Region  
Geological Compilation and 3D Modelling – Franke Mine, Chile  
Resource Investigation and Mineral Exploration - Rosita, Nicaragua

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