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Phase I Environmental Site Assessment

78, 84, 86, 90 Beechwood Avenue
& 77, 83, 85, 89, 93 Barrette Street
Ottawa, Ontario

Prepared For

Minto Communities

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Minto Communities to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 78, 84, 86, 90 Beechwood Avenue and 77, 83, 85, 89, 93 Barrette Street, 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 a review of available historical information, the site was occupied with detached residential buildings since the earliest information dated 1910. Since that time several dwellings have been demolished with additional buildings added to the centre of the site. The site was purchased by the current owners around 1997 at which time the buildings were renovated and the basements deepened. Historically Bob and Jerry's Body Shop and Auto Repair occupied 89 Barrette Street and is considered to be a PCA and represents an APEC on the subject land.

The subject area comprised a largely residential area with commercial frontage along Beechwood Avenue. In the early part of the 20th century, the area was used sporadically as a landfill. Since that time, several commercial operations have presented PCAs. These include retail fuel outlets, drycleaners, and a commercial automobile body shop. Of the fourteen (14) PCAs identified in the subject area, the adjacent historical retail fuel outlet and nearby drycleaners and historical landfill are considered to represent APECs on the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by ten (10) buildings of mixed commercial and residential use. No additional PCAs or APECs were identified during the walkover.

Recommendations

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

Based on the age of the buildings, lead-based paint may be present on any remaining original surfaces within the buildings. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead-containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

Based on the age of the buildings, asbestos-containing materials (ACMs) are potentially present in the subject structures. The potential ACMs include drywall joint compound and vinyl tile as well as exterior pebbledash/stucco finishes. An asbestos survey of the buildings must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

If the subject buildings are going to be demolished, the above-noted testing programs should be completed as part of a designated substance survey.

1.0 INTRODUCTION

At the request of Minto Communities, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 78, 84, 86, 90 Beechwood Avenue and 77, 83, 85, 89, 93 Barrette Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Kevin Harper of Minto Communities whose offices are located at suite 200, 180 Kent Street, Ottawa.

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

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

2.0 PHASE I PROPERTY INFORMATION

Addresses: 78, 84, 86, 90 Beechwood Avenue and 77, 83, 85, 89, 93 Barrette Street, Ottawa, Ontario.

Property Identification Number (PIN):	04535 0530 - 78 Beechwood Avenue
	04535 0531 - 84 Beechwood Avenue
	04535 0532 - 86 Beechwood Avenue
	04535 0533 - 90 Beechwood Avenue
	04535 0516 - 89 Barrette Street
	04535 0515 - 93 Barrette Street
	04535 0517 - 85 Barrette Street
	04535 0518 - 83 Barrette Street
	04535 0520 - 77 Barrette Street

Location: The subject site is situated between the south side of Beechwood Avenue and north side of Barrette Street, approximately 40m west of Saint Charles Street, in the City of Ottawa.

Latitude and Longitude: 45° 26' 25" N, 75° 40' 27" W;

Site Description:

Configuration: Irregular.

Site Area: 3,600 m² (approximate).

Zoning: Properties fronting onto Beechwood Avenue fall into zone **TM8** (Traditional Main street; Beechwood Avenue Subzone).

Properties fronting onto Barrette Street, fall into zone **R4** (Residential Fourth Density Zone).

Current Use: The subject site is currently occupied by ten (10) buildings of mixed commercial and residential use.

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

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I ESA Study Area Determination

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

First Developed Use Determination

Based on the available sources, the site was developed for residential purposes sometime between 1900 and 1910.

Fire Insurance Plans

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

In the 1912 FIP, five (5) detached residential buildings were shown on the subject site, fronting onto Beechwood Avenue, while four (4) detached residential buildings fronted onto Barrette Street (named Catherine Street at that time). The surrounding area comprised of residential land at that time.

In the 1956 FIP, around seven (7) buildings fronted onto Beechwood Avenue, with five (5) fronting onto Barrette Street (so named at this time), with numerous extensions and outbuildings occupying the centre of the site. Land to the northeast and south of the site was largely residential at this time with some commercial land approximately 190m to the southwest. These commercial uses included Betcherman Iron and Metal Co. Ltd and McKay Smelters Ltd. (with several smelters, furnace house and scrap metal storage noted). The Canadian Pacific Railway lay approximately 250m south of the subject site. Two gasoline services stations are labelled at the intersection between Beechwood Avenue and MacKay Street (approximately 165m and 200m southwest of the subject site), each with three underground storage tanks (USTs). A drycleaners is noted around 220m southwest of the subject site.

None of these activities are considered to represent areas of potential environmental concern (APEC) for the subject site, based on their down-gradient location and separation distance from the subject site.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10-year intervals from 1900 to 2011 as part of the Phase I ESA. Generally, the area has comprised residential land with some occasional commercial use recorded, particularly along Beechwood Avenue. A summary of PCAs in the Phase I study area is provided in Table 1 below.

Table 1: City Directories – Potentially Contaminating Activities (PCA) in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	APEC
89 Barrette Street	Bob and Jerry's Body Shop and Auto Repair (1961)	Onsite	Yes
64 Beechwood Avenue	Pommainville Service Station (1966-1971)	Immediately west	Yes
110 Beechwood Avenue	Monson Deluxe Cleaners (2011)	20m northeast	Yes
108 Laval Street	Eddy's Laval Street Body Shop (1966) M&L Body Shop (1971)	100m southeast	No

In the 1961 directory, Bob and Jerry's Body Shop and Auto Repair was recorded on the subject site at 89 Barrette Street. This use was not noted in the 1971 directory.

In the subject area, a retail fuel station and dry cleaners were recorded. Both activities are PCAs and represent Areas of Potential Environmental Concern (APECs) on the subject site.

4.2 Environmental Source Information

Environment and Climate Change Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on May 1, 2019. 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 on the subject site or within a 250m radius.

Ontario Ministry of Environment (MECP) Instruments

A request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. The response from the MECP indicated that no pertinent records were identified.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. The response from the MECP indicated that no pertinent records were identified.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. The response from the MECP indicated that no pertinent records were identified.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MECP. The response from the MECP indicated that no pertinent records were identified.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment document entitled, "*Municipal Coal Gasification Plant Site Inventory, 1991*" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MECP Brownfields Environmental Site Registry

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

MECP Waste Disposal Site Inventory

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

Areas of Natural and Scientific 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 May 1, 2019. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

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

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. The Beechwood Avenue landfill site (Site ID; UR-46) is divided into two areas (Area 1 and Area 2). The subject site was identified as possibly falling within the limits of Area 1 of the historical Beechwood Avenue landfill. Area 1 is believed to have operated between 1906 and 1912 and is recorded as having mostly interred ashes. Based on the City Directories, the subject site is believed to have been developed between 1900 and 1910.

The remainder of Area 1 and Area 2 of the Beechwood Avenue landfill are believed to lie within 250m of the subject site though the exact location and extent of any fill is unknown. Area 2 is believed to have operated between 1912 and 1922 and interred ashes, garbage and other refuse.

In addition, Rideau View Estate landfill site (Ur-47) may also fall within the subject area, operating between 1912 and 1933 and interring ashes, garbage, other refuse and industrial waste. Nearby industries expected to have utilized these landfills include the Dominion Bridge Company Ltd. (1912 – 1968), McKay Smelters Ltd. (1924-1959) and "various oil and metal related industries operated at 108 Laval Street, from 1947 to 1973".

City of Ottawa Historical Land Use Inventory

A search of the City's Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA.

According to the response from the City, there are four (4) activities associated with the subject properties. In addition, there are six (6) activities associated with properties located within 50 m of the subject properties. The results of the HLUI search are summarized below in Table 2.

Table 2: City of Ottawa HLUI Search Results			
Address	Listed Activity (years listed)	Approximate Distance / Orientation from site	APEC (Y/N)
84-88 Beechwood Ave.	Beechwood Cleaners ¹ c.1956-1961	On-Site	N
80 Beechwood Ave.	Beechwood Cycle c.1994	On-Site	N
111 Barrette St.	Bradley Kelly Construction c.2003	20 m E	N
63 Beechwood Ave.	Brown's Cleaners c.2001	20 m NW	N
43 Beechwood Ave.	Cedar Tailors and Cleaners c.1960-1980	90 m W	N
57 Beechwood Ave.	Federal Electronics Registered c.1980	40 m W	N
89 Barrette St.	Gerry's Body Shop c.1970-1990	On-Site	Y
110 Beechwood Ave.	Monson Deluxe Cleaners c.1990-2003	20 m NE	Y
Barrette St.	Unnamed Tinsmith c.1916-1924	On-Site	N
N/A	Unnamed Waste Disposal Site c.1920-1991	On-Site	Y
Notes: 1 – The property located at 84 Beechwood Ave. was identified as a dry-cleaners facility, however, no supporting evidence was identified in the City directories to corroborate this information.			

The historical presence of an on-site auto service garage and former landfill site, in addition to the neighbouring dry-cleaners, are all considered to represent areas of potential environmental concern with respect to the subject site.

Previous Engineering Reports

The following report was reviewed prior to conducting this assessment:

- ❑ “Phase I - Environmental Site Assessment, 92 Beechwood Avenue, City of Ottawa, Ontario”, prepared by Kollaard Associates, dated June 2009.

The report discusses several landfill sites as presenting a potential source of contamination on the subject site. It also references a geotechnical investigation completed by Fondex Ontario Limited in 2004 in which the boreholes reportedly encountered debris including brick, ceramic, wood, plastic bags, cans, glass and asphalt. The debris was considered representative of the types of materials described in the aforementioned Landfill Management Strategy as having been interred. A program of further soil and groundwater sampling and testing was recommended.

Paterson has previously conducted a Designated Subject Survey on 84 & 86 Beechwood Avenue and determined the presence of asbestos-containing materials and lead-containing paint in the materials tested.

4.3 Physical Setting Sources

Aerial Photographs

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

- | | |
|------|---|
| 1928 | The resolution of the photograph is poor however it is possible to identify the subject site as being occupied by numerous small buildings. The property is bound by streets on its northern and southern sides with the surrounding lands appearing to be dominated by residential buildings. To the northeast of the image, a church can be identified. |
| 1965 | Numerous small dwellings can be seen fronting onto Barrette Street. On the northern portion of the site, two commercial/apartment buildings can be seen along with around three smaller detached buildings. To the south and east of the subject site, residential properties can be seen. Immediately west of the subject site, a retail fuel outlet can be identified from the location of the pump island. |

1976	The resolution of the photograph is too poor for significant changes to be identified on the subject site or in the subject area.
1991	The northeast corner of the site appears vacant at this time while new storage garages appear to have been constructed towards the centre of the subject site. To the west, the retail fuel station is no longer shown. North of Beechwood Avenue, some buildings have been demolished.
2002	No significant changes have been made to the subject site or surrounding properties.
2011	No significant changes have been made to the subject site or surrounding properties.
2015	Two of the buildings fronting onto Beechwood Avenue have been demolished and a construction sales center erected. No significant changes have been made to the surrounding properties.
2017	The construction sales center is no longer pictured with the majority of the site fronting onto Beechwood Avenue now vacant. No significant change has occurred to the remainder of the site or surrounding properties.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the subject site and surrounding area slopes down gently to the southeast. An illustration of the referenced topographic map is present in Figure 2 - Topographic Map following the body of this report. Based on the regional topography, groundwater is expected to flow in a westerly direction.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale and arkose of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 3 m and consists of fine-textured glaciomarine deposits.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada - The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: "The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets." The subject site is located in the Central St. Lawrence Lowland, "where the land is rarely more than 150 m above sea level, except for the Monteregian Hills, which consist of intrusive igneous rocks".

Water Well Records

A search of the MECP's web site for all drilled well records within 250 m of the subject site was conducted on May 2, 2019. The search identified six (6) records in the subject area, dating from 2012 to 2017. All six records were of observation/monitoring wells. No domestic water wells were recorded in the subject area.

One well was noted to be on the subject site and was drilled to a depth of 6.1m in 2012, located at the southern corner of 88 Beechwood Avenue. Three (3) wells, drilled to between 5.7 and 8.5m depth in 2012, were located on the eastern boundary of 98 Beechwood Avenue, beside Monson Deluxe Drycleaners. The remaining two wells were located between 50m north and 55m southwest of the subject site. A summary of the wells is presented in Table 3 below.

Table 3: Water Well Records in the Phase I Study Area				
Well ID	Distance / Direction	Stratigraphy (depth to horizon base)	Depth to bedrock surface	Depth to water table
7180667	On site	Asphalt (0.31m) Silt (1.5m) Silt (6.1m)	Not encountered	Not shown
7180661	20m / northeast	Asphalt (0.31m) Sand (3.66m) Silt (4.57m) Shale (8.53m)	4.57m	Not shown
7180679	20m / northeast	Asphalt (0.31m) Silt (1.5m) Silt (6.1m)	Not encountered	Not shown
7180680	20m / northeast	Asphalt (0.31m) Silt (1.5m) Silt (5.69m)	Not encountered	Not shown
7236605	50m / north	Not Recorded (0.05m) Fill (0.60m) Till (2.39m) Shale (6.78m)	2.39m	4.95m
7291635	55m / southwest	Not Recorded	Not Recorded	Not Recorded

Water Bodies and Areas of Natural Significance

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

5.0 PERSONAL INTERVIEWS

Property Owner

As part of this assessment, Mr. Michel Lauzon of the Claude Lauzon Group, was interviewed at the subject site on May 9, 2019. Mr. Lauzon was interviewed based on his familiarity with the subject site.

The Claude Lauzon Group reportedly took ownership of the property in 1997. They proceeded to renovate the buildings including extending the depth of the basements. Mr. Lauzon mentioned that excavation was relatively easy given the loose fill which he remembered included glass bottles.

Mr. Lauzon recalled that prior to renovation, the buildings were heated with electric baseboards. These were removed and gas fired furnaces installed.

Mr. Lauzon was unaware of any environmental issues with regard to the subject or neighbouring properties.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on May 9, 2019. Weather conditions were cloudy, with a temperature of approximately 6 °C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site reconnaissance.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

Civic addresses 78 (including 78 and 78½), 80, (including 80 and 80½), 82, and 90 (including 90 and 90½) Beechwood Avenue were located in two buildings fronting onto Beechwood Avenue. The ground floor and basement of No. 78, 80, 82 and 90 provided commercial retail space while addresses 78½, 80½ and 90½ comprised residential apartments. Five detached buildings (77, 81, 85, 89 and 93) fronting onto Barrette Street and one building (83 Barrette Street) towards the centre of the site were split into apartments. Towards the centre of the site, a concrete storage garage stood with bay doors located to the front and rear of the building.

The buildings were constructed on a concrete foundation, with the lower half of the basement wall constructed of concrete and the upper half of concrete block or stone. Buildings were finished with concrete, stucco, vinyl siding or brick and with sloped shingled roofs. The buildings were heated by natural gas-fired furnaces.

Site Features

The site is occupied by the ten (10) buildings which occupy around 50% of the property. The remainder of the site is set to asphaltic concrete laneways or gravel parking. Mature trees are present along the site boundaries. Adjacent properties are approximately at grade with respect to the subject site. Site drainage consists of infiltration and runoff towards the adjacent roadways.

Below Ground Structures

No below ground structures were identified at the time of the site visit, aside from utilities (natural gas, sewer and water).

Potable Water Source

The subject property is currently municipally serviced.

Potential Environmental Concerns

☐ **Waste Management**

Residential waste is stored beside or behind each property and is collected by the city on a weekly basis.

☐ **Wastewater Discharge**

Wastewater is discharged to the municipal sewer system.

☐ **Potable Wells**

The subject site is municipally serviced and no potable wells were observed

☐ **Railway Lines**

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

☐ **Polychlorinated Biphenyls (PCBs)**

No transformers were observed on the subject site.

☐ **Unidentified Substances**

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

Interior Assessment

No access had been arranged by the landowner that permitted an inspection of inside the residential properties or concrete storage building. An assessment of the interiors of the commercial properties is as follows:

☐ The floors consisted of concrete and ceramic tiles.

☐ The walls and ceilings consisted of drywall finished with paint.

☐ Lighting throughout the buildings was of incandescent and fluorescent fixtures.

Potentially Hazardous Building Products

☐ **Asbestos Containing Materials (ACMs)**

Based on the approximate age of the buildings, asbestos-containing materials may have been used during construction and may still be present within the structures. These materials include drywall joint compound and vinyl tiles as well as exterior stucco finishes. A survey should be conducted prior to the demolition of the buildings.

☐ **Lead-Based Paint**

Based on the approximate age of the buildings, there is the potential for lead-based paints to be present. Painted surfaces were generally in good condition. A survey should be conducted prior to the demolition of the buildings.

☐ **Polychlorinated Biphenyls (PCBs)**

No potentially PCB containing materials were observed during our site inspection.

☐ **Urea Formaldehyde Foam Insulation (UFFI)**

No signs of UFFI were noted at the time of the site visit, however it should be noted that interior wall and ceiling cavities were not inspected for insulation type at the time of the site visit.

Other Potential Environmental Concerns

☐ **Storage Tank**

The basements of 78, 80, 82 and 90 Beechwood Avenue were inspected. No signs of aboveground or underground fuel storage tanks were noted at the time of the site visit in these basements or elsewhere on site. The basements were reportedly extensively deepened and renovated following the transition of ownership to The Claude Lauzon Group.

☐ **Wastewater Drainage**

Wastewater drainage from the subject site is expected to drain into the City of Ottawa sewer system. A sump was identified in the basement of 80 Beechwood Avenue. No sheen was noted on the water surface which appeared clear. No other sumps were noted.

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 - Beechwood Avenue with commercial frontage including Browns Cleaners, followed by residential land,
- ❑ South - Barrette Street, followed by residential land,
- ❑ East - Residential followed by commercial (Monson Deluxe Cleaners, followed by St. Charles Street with a vacant charge and residential land beyond,
- ❑ West - Residential and commercial land followed by Loyer Street followed by commercial land and a Metro grocery store.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

Potentially Contaminating Activities (PCAs)

The historical use of 89 Barrette Street for Auto Repairs is considered an on-site PCA resulting in an APEC.

Within the Phase I Study Area several PCAs have been identified including the historical Beechwood Avenue landfill and Rideau View Estate landfills, three drycleaners, four retail fuel outlets, an Auto Repair shop, smelters and metal workers and the Canadian Pacific Railway and associated spur line. These off-site PCAs are shown on Drawing PE4614-2 Surrounding Land Use Plan.

Of these PCAs, the former Beechwood Avenue landfill and Rideau View Estate landfills, Monson Deluxe Drycleaners (110 Beechwood Avenue) and former Pommerville retail fuel outlet (64 Beechwood Avenue) are considered PCAs resulting in APECs. These APECs are presented in Table 3 and on Drawing PE4614-1 – Site Plan.

Areas of Potential Environmental Concern (APEC)

Table 4; Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1 (resulting from the historical Bob and Jerry's Body Shop and Auto Repair)	Centred around 89 Barrette Street	PCA 52 – auto repair.	On-site	PHCs (F1-F4), VOCs including BTEX	Soil and groundwater
APEC 2 (resulting from the historical Beechwood Avenue landfill and Rideau View Estate landfill)	Whole site	PCA 58 - waste disposal including landfilling,	Off-site	Metals, PAH	Soil and groundwater
APEC 3 (resulting from Monson Deluxe Drycleaners)	Eastern portion of the subject site	PCA 37 - operation of dry cleaning equipment	Off-site	VOCs	Soil and groundwater
APEC 4 (resulting from former Pommerville retail fuel outlet)	Western portion of the subject site	PCA 28 - gasoline and associated products storage in fixed	Off-site	PHCs (F1-F4) and BTEX	Soil and groundwater

Contaminants of Potential Concern (CPC)

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

- ☐ Petroleum Hydrocarbons Fractions 1 through 4 (PHCs 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 due to the historical on site auto repair shop and off site retail fuel outlet.
- ☐ Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) were selected as CPCs for the Phase I property due to the historical on site auto repair shop and off site retail fuel outlet.
- ☐ Polycyclic aromatic hydrocarbons (PAH) were selected as CPCs for the Phase I property based on possible fill materials associated with the historical Beechwood Avenue landfill and Rideau View Estate landfill.

- ☐ Metals were selected as CPCs for the Phase I property based on the possible fill materials associated with the historical Beechwood Avenue landfill and Rideau View Estate landfill.
- ☐ Volatile Organic Compounds (VOCs) were selected as CPCs for the Phase I property due to the historical on site garage and offsite drycleaners.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of limestone, dolostone, shale and arkose of the Ottawa Group. Based on the maps, the thickness of overburden is anticipated to be around 3 m and consists of fine-textured glaciomarine deposits.

Contaminants of Potential Concern

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

Existing Buildings and Structures

The subject site is occupied by ten (10) buildings constructed between 1910 and 1965.

Water Bodies

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

Areas of Natural Significance

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

Drinking Water Wells

Records of six (6) water wells were found in the study area, all comprising observation/monitoring wells, dating from between 2012 to 2017. No domestic water wells were recorded in the subject area.

Given the municipally supplied nature of the subject site, any private water wells are assumed to be obsolete.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of residential and commercial properties. Land use is shown on Drawing PE4614-2 Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, Potentially Contaminating Activities and Areas of Potential Environmental Concern were identified within the Phase I ESA study area.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no potentially contaminating activities on the subject site or in the study area which have the potential to have impacted the subject site. The presence or lack 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 Minto Communities to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 78, 84, 86, 90 Beechwood Avenue and 77, 83, 85, 89, 93 Barrette Street, 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 a review of available historical information, the site was occupied with detached residential buildings since the earliest information dated 1910. Since that time several dwellings have been demolished with additional buildings added to the centre of the site. The site was purchased by the current owners around 1997 at which time the buildings were renovated and the basements deepened. Historically Bob and Jerry's Body Shop and Auto Repair occupied 89 Barrette Street and is considered to be a PCA and represents an APEC on the subject land.

The subject area comprised a largely residential area with commercial frontage along Beechwood Avenue. In the early part of the 20th century, the area was used sporadically as a landfill. Since that time, several commercial operations have presented PCAs. These include retail fuel outlets, drycleaners, and a commercial automobile body shop. Of the fourteen (14) PCAs identified in the subject area, the adjacent historical retail fuel outlet and nearby drycleaners and historical landfill are considered to represent APECs on the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by ten (10) buildings of mixed commercial and residential use. No additional PCAs or APECs were identified during the walkover.

Recommendations

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

Based on the age of the buildings, lead-based paint may be present on any remaining original surfaces within the buildings. It is recommended that original paint is tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead-containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

Based on the age of the buildings on the subject site, asbestos-containing materials (ACMs) are potentially present in the subject structures. The potential ACMs include drywall joint compound and vinyl tile as well as exterior pebbledash/stucco finishes. An asbestos survey of the buildings must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials.

If the subject buildings are going to be demolished, the above-noted testing programs should be completed as part of a designated substance survey.

9.0 STATEMENT OF LIMITATIONS

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

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

This report was prepared for the sole use of Minto Communities. Permission and notification from the above-noted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Nick Sullivan, B.Sc.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Minto Communities
- Paterson Group Inc.

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Municipal Records

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

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View
Bing Maps

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4614-1 – SITE PLAN

DRAWING PE4614-2 – SURROUNDING LAND USE PLAN

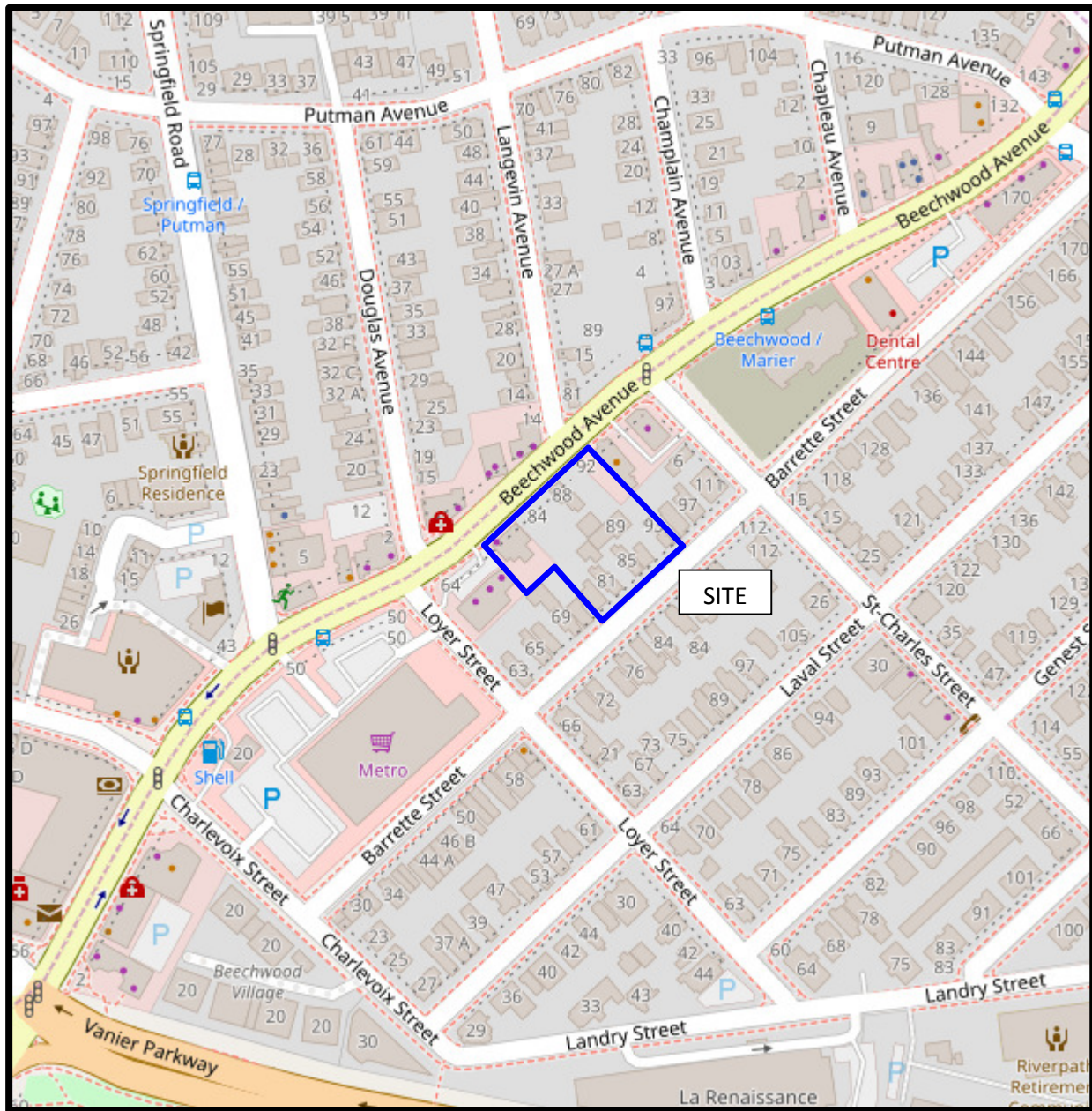


FIGURE 1
KEY PLAN

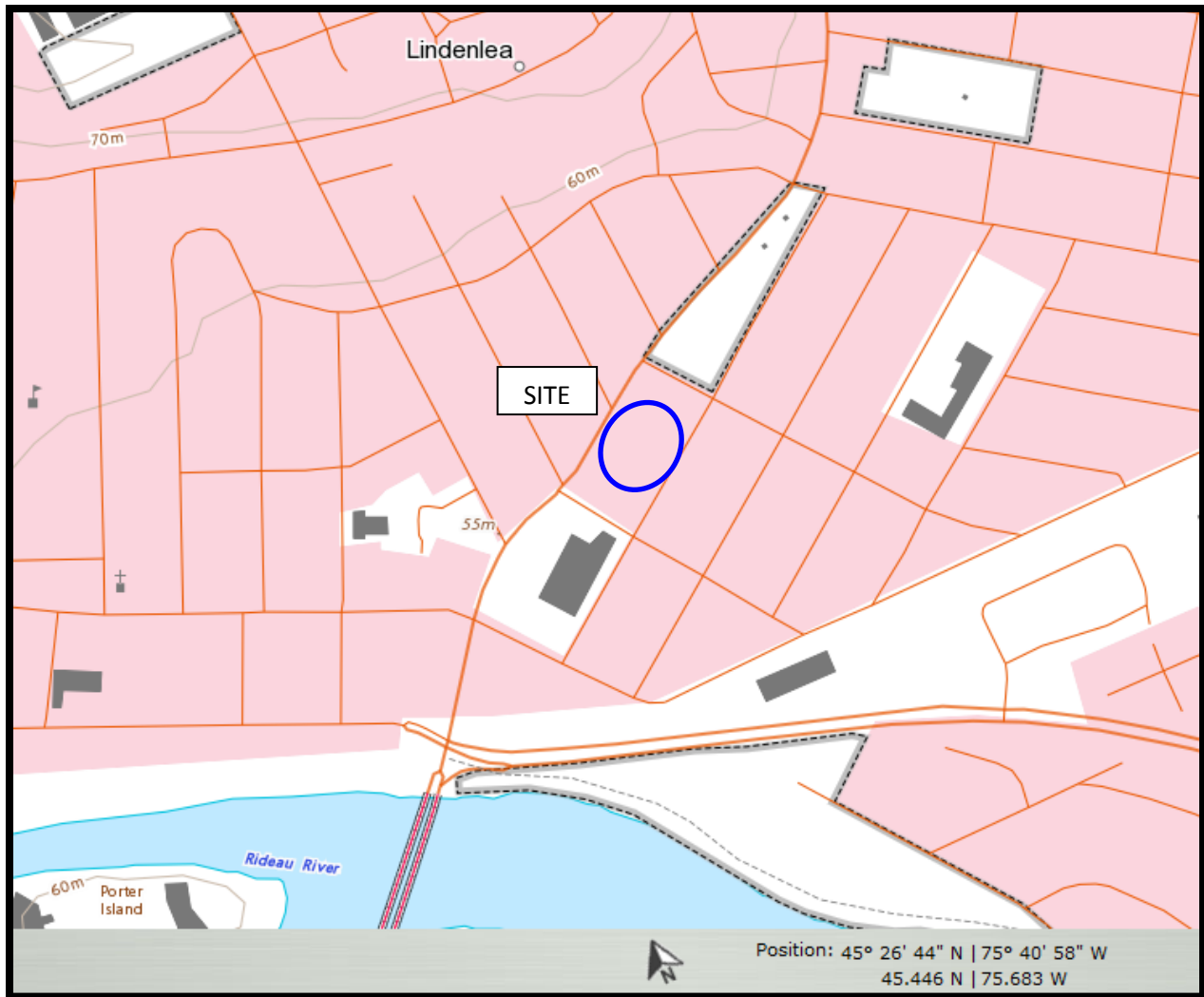
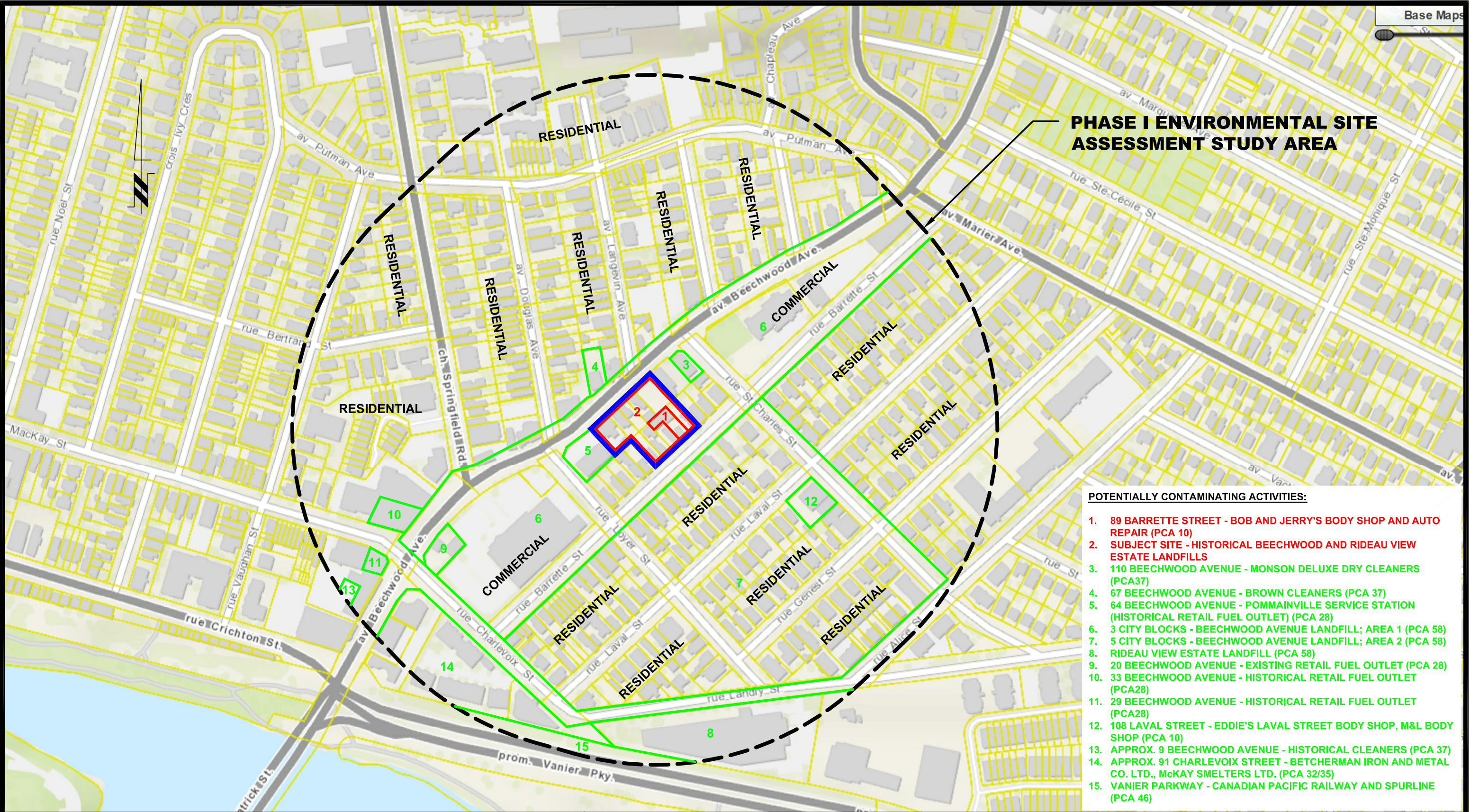


FIGURE 2
TOPOGRAPHIC MAP



PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

POTENTIALLY CONTAMINATING ACTIVITIES:

- 1. 89 BARRETTE STREET - BOB AND JERRY'S BODY SHOP AND AUTO REPAIR (PCA 10)
- 2. SUBJECT SITE - HISTORICAL BEECHWOOD AND RIDEAU VIEW ESTATE LANDFILLS
- 3. 110 BEECHWOOD AVENUE - MONSON DELUXE DRY CLEANERS (PCA37)
- 4. 67 BEECHWOOD AVENUE - BROWN CLEANERS (PCA 37)
- 5. 64 BEECHWOOD AVENUE - POMMAINVILLE SERVICE STATION (HISTORICAL RETAIL FUEL OUTLET) (PCA 28)
- 6. 3 CITY BLOCKS - BEECHWOOD AVENUE LANDFILL; AREA 1 (PCA 58)
- 7. 5 CITY BLOCKS - BEECHWOOD AVENUE LANDFILL; AREA 2 (PCA 58)
- 8. RIDEAU VIEW ESTATE LANDFILL (PCA 58)
- 9. 20 BEECHWOOD AVENUE - EXISTING RETAIL FUEL OUTLET (PCA 28)
- 10. 33 BEECHWOOD AVENUE - HISTORICAL RETAIL FUEL OUTLET (PCA28)
- 11. 29 BEECHWOOD AVENUE - HISTORICAL RETAIL FUEL OUTLET (PCA28)
- 12. 108 LAVAL STREET - EDDIE'S LAVAL STREET BODY SHOP, M&L BODY SHOP (PCA 10)
- 13. APPROX. 9 BEECHWOOD AVENUE - HISTORICAL CLEANERS (PCA 37)
- 14. APPROX. 91 CHARLEVOIX STREET - BETCHERMAN IRON AND METAL CO. LTD., McKAY SMELTERS LTD. (PCA 32/35)
- 15. VANIER PARKWAY - CANADIAN PACIFIC RAILWAY AND SPURLINE (PCA 46)

patersongroup
consulting engineers

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

0			
NO.	REVISIONS	DATE	INITIAL

MINTO COMMUNITIES INC.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
78, 84, 86 & 90 BEECHWOOD AVE. AND 77, 83, 85 & 89 BARRETTE ST.
OTTAWA, ONTARIO
Title:
SURROUNDING LAND USE PLAN

Scale:	1:3000
Drawn by:	MPG
Checked by:	PP
Approved by:	MSD

Date:	05/2019
Report No.:	PE4614-1
	PE4614-2
Revision No.:	

p:\autocad drawings\environmental\pe4614\pe4614-2 sup.dwg

APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4614-1

78, 84, 86, 90 Beechwood Avenue & 77, 83, 85, 89 Barrette Street, Ottawa

June, 2019



Photograph 1: Northeast part of the site.



Photograph 2: Southern part of the site.

Site Photographs

PE4614-1

78, 84, 86, 90 Beechwood Avenue & 77, 83, 85, 89 Barrette Street, Ottawa

June, 2019



Photograph 3: Former Bob and Jerry's Body Shop and Auto Repair, north of 89 Barrette Street.

APPENDIX 2

MECP FREEDOM OF INFORMATION RESPONSE

CITY OF OTTAWA HLUI RESPONSE

MECP WATER WELL RECORDS

TSSA CORRESPONDENCE

Ministry of the Environment,
Conservation and Parks

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

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

Bureau de l'accès à l'information et
de la protection de la vie privée
12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



July 30, 2019

Philip Price
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K3E 7J5

Dear Philip Price:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2019-03116, Your Reference PE4614

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 78, 84, 86, 90 Beechwood Avenue and 77, 83, 85, 89 Barrette Street, Ottawa.

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

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

If you have any questions regarding this matter, please contact Dany Briollais at 416-314-4075 or dany.briollais@ontario.ca.

Yours truly,

Janet Dadufalza
Manager, Access and Privacy



File Number: D06-03-19-0065

June 3, 2019

Paterson Group
Attn: Philip Price
154 Colonel By Road South
Ottawa, Ontario
K2E 7J5

Sent via email [pprice@patersongroup.ca]

Dear Mr. Price,

Re: Information Request
<<78, 84, 86, 90 Beechwood Avenue & 77, 83, 85, 89 Barrette Street>>, Ottawa, Ontario ("Subject Properties")

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Properties:

- Disposals and Environmental Remediation: The City's Environmental Remediation Unit has environmental records on file pertaining to municipally owned properties. Please visit <https://ottawa.ca/en/city-hall/accountability-and-transparency/accountability-framework/freedom-information-and-protection-privacy/access-information> to submit requests for information under the Municipal Freedom of Information and Protection of Privacy Act.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI 2005) database for the Subject Properties.

A search of the HLUI database revealed the following information:

- There are four activities associated with the Subject Properties: Activity Numbers 1797, 1796, 13959, 6347.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 21690
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services de la planification, de l'infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 21690
Téléc: (613) 560-6006
www.ottawa.ca

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Properties. The search revealed the following:

- There are six activities associated with properties located within 50m of the Subject Properties: Activity Numbers 3286, 5281, 2091, 8793, 2071, 14515.

Please note that Activity Numbers 3286, 2091, and 13959 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Properties. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

A site map has been included to show the location of the Subject Properties as well as the location of all the activities noted above, including the HLUI database's location of the Activity Numbers with a PIN Certainty of "2".

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes

in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database 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.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Properties. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact Eric Steele at 613-580-2424 ext. 21690 or HLUI@ottawa.ca

Sincerely,



Eric Steele

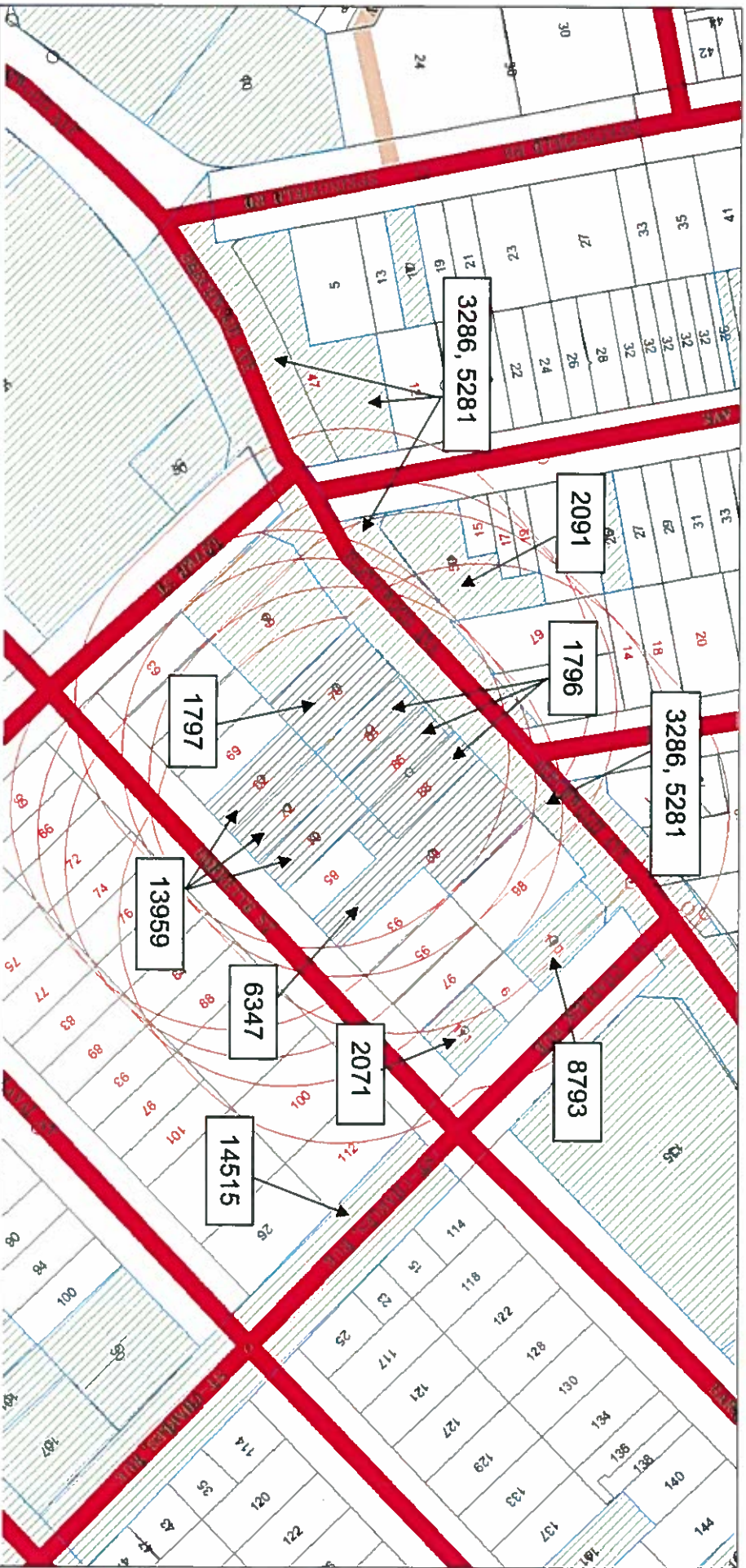
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB / ES

Attach: 12

cc: File no. D06-03-19-0065



Scale 1: n/a

78, 84, 86, 90 Beechwood Avenue
77, 83, 85, 89 Barrette Road
File # D06-03-19-0065
Eric Steele



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA
HLUI ID: __679CA7
AREA (Square Metres): 288.074

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:05:56

Study Year
1998

PIN
042350531

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 1796 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 3895
Related PINS: 042350531
Name: BEECHWOOD CLEANERS
Address: 84 BEECHWOOD AVENUE, VANIER
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1951, M.1956, M.1961, M.1971
HL References 2:
HL References 3:

NAICS	SIC
812330	972
812320	972
812310	972
561740	972

Company Name	Year of Operation
Beechwood Cleaners	c. 1956-1961



CITY OF OTTAWA
HLUI ID: __679EKQ
AREA (Square Metres): 526.509

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at 14:59:38

Study Year
1998

PIN
042350530

Multi-NAIC
N

Multiple Activities
N

Activity ID: 1797 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 3943
Related PINS: 042350530
Name: BEECHWOOD CYCLE
Address: 80 BEECHWOOD AVENUE, VANIER
Facility Type: Other Non Metallic Mineral Products Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: PID1994
HL References 2:
HL References 3:

NAICS SIC
327420 359

Company Name Year of Operation
Beechwood Cycle c. 1994



CITY OF OTTAWA
HLUI ID: __6790HL
AREA (Square Metres): 269.332

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:18:43

Study Year
2005

PIN
042350512

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 2071 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042350512

Name: BRADLEY KELLY CONSTRUCTION

Address: 111 BARRETTE STREET, OTTAWA

Facility Type: Interior and Finishing Work

Comments 1:

Comments 2:

Generator Number: ON1058265

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS SIC

238130 0

238350 0

Company Name

BRADLEY KELLY CONSTRUCTION

Year of Operation

c. 2003



CITY OF OTTAWA
HLUI ID: __679BVK
AREA (Square Metres): 643.887

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:26:58

Study Year
2005

PIN
042250192

Multi-NAIC
N

Multiple Activities
N

Activity ID: 2091 Multiple PINS: N

PIN Certainty: 2 Previous Activity ID(s) :

Related PINS: 042250192

Name: BROWN'S CLEANERS

Address: 63 BEECHWOOD AVENUE, OTTAWA

Facility Type: Laundries and Cleaners

Comments 1: no pin for 63 - pin is for 59

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
812320	0

Company Name

BROWN'S CLEANERS

Year of Operation

c. 2001



CITY OF OTTAWA
HLUI ID: __670IJS
AREA (Square Metres): 9254.960

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:25:00

Study Year
1998

PIN
042250210

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3286 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 2466, 104
Related PINS: 042210307
Name: CEDAR TAILORS AND CLEANERS
Address: 43 BEECHWOOD AVENUE, OTTAWA
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M 1960, M 1970, M 1980
HL References 2:
HL References 3:

NAICS	SIC
812320	972
812310	972
561740	972
812330	972

Company Name	Year of Operation
Hillary Cleaners	c. 1980+
Cedar Tailors and Cleaners	c. 1970
Cedar Tailors and Cleaners	c. 1960



CITY OF OTTAWA
HLUI ID: __670IJS
AREA (Square Metres): 9254.960

Report: RPTC_OT_DEV0122

Run On: 17 May 2019 at: 15:25:00

Study Year
1998

PIN
042250210

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5281 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 2560
Related PINS: 042250210
Name: FEDERAL ELECTRONICS REGISTERED
Address: 57 BEECHWOOD AVENUE, OTTAWA
Facility Type: Other Repair Services
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1960, M.1970, M.1980
HL References 2:
HL References 3:

NAICS SIC
811411 994

Company Name	Year of Operation
Federal Electronics Registered	c. 1980



CITY OF OTTAWA
HLUI ID: __679EFK
AREA (Square Metres): 977.491

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:09:16

Study Year
1998

PIN
042350516

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 6347 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 5587, 3918
Related PINS: 042350516
Name: GERRY'S BODY SHOP
Address: 89 BARRETTE STREET, VANIER
Facility Type: Motor Vehicle Repair Shops
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: M.1970, M.1981, M.1982, M.1986, M.1990
HL References 2:
HL References 3:

NAICS	SIC
811112	635
811121	635
811119	635

Company Name	Year of Operation
Gerry's Body Shop	c. 1986-1990
Gerry's Body Shop	c. 1970



CITY OF OTTAWA
HLUI ID: __679DR2
AREA (Square Metres): 349.932

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:20:51

Study Year
1998

PIN
042350536

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 8793 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s): 3919
Related PINS: 042350536
Name: MONSON DELUXE CLEANERS
Address: 110 BEECHWOOD AVENUE, VANIER
Facility Type: Laundries and Cleaners
Comments 1:
Comments 2:
Generator Number: ON0488801
Storage Tanks:
HL References 1: M.1930, M.1936, M.1941, M.1946, M.1951, M.1956, M.1961, M.1966, M.1971, M.1976, M.1981, M.1982, M.1986, M.1990, PID1994, CDMPI-1996, SC98
HL References 2:
HL References 3: 2000 PID

NAICS	SIC
812330	972
561740	972
812310	972
812320	0
812320	972

Company Name	Year of Operation
MONSON DELUXE CLEANERS	c. 2003
Monson Deluxe Cleaners	c. 1990-1998
MONSON DELUXE CLEANERS	c. 2001
MONSON DELUXE CLEANERS	c. 2000



CITY OF OTTAWA
HLUI ID: __679CF6
AREA (Square Metres): 305.916

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:12:46

Study Year
1998

PIN
042350518

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 13959 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 7083
Related PINS: 042350518
Name: UNNAMED TINSMITH
Address: BARRETTE STREET, VANIER
Facility Type: Stamped, Pressed and Coated Metal Products Industries
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: RBE-1992
HL References 2:
HL References 3:

NAICS	SIC
332439	304
339910	304
238220	424
332118	304
332720	304
332210	304
332431	304

Company Name

Unnamed Tinsmith

Year of Operation

c. 1916-1924



CITY OF OTTAWA
HLUI ID: __679F5N
AREA (Square Metres): 2541.353

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:16:40

Study Year
1998

PIN
042350546

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 14515 Multiple PINS: Y
PIN Certainty: 1 Previous Activity ID(s) : 6190, 6060, 6064, 6082, 6077, 6084, 6094, 6095, 6098, 6099, 6102, 6103, 6105, 6108, 6109, 6110, 6111, 6112, 6115, 6117, 6121, 6122, 6124, 6125, 6127, 6129, 6130, 6190, 6191, 6192, 6193, 6198, 6200, 6202, 6203, 6238, 6240, 6243, 6245, 6280, 6282, 6284, 62
Related PINS: 041330051
Name: UNNAMED WASTE DISPOSAL SITE
Address: OTTAWA
Facility Type: Other Utility Industries n.e.c.
Comments 1: UTM = 445870E, 5028130N, map 31G/5. Site #X1102 of closed sites in the MOE inventory (pg134).
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: 1991-WDSI/WMB/MOE, RBE 1992, MC Staff, 19/02/99, 1922DMD-TM-Ottawa-Sheet #14, 1948DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed., City of Gloucester-File #8-400-Box 130;
HL References 2: City of Gloucester File # 6-79A: Subject-Health/Dumping -Box 75 -28/12/64, 1938-39-DND-ASE-NTS-31B/13W-2nd ed., 1964-DND-MCE-NTS-31B/13-3rd ed., 1976-EMR-SMB-NTS-31B/13-4th ed., 1979-EMR-SMB-NTS-31B/13-5th ed.
HL References 3:

NAICS	SIC
562210	499
221330	499
221320	499
562920	499
562990	499



CITY OF OTTAWA
HLUI ID: __679F5N
AREA (Square Metres): 2541.353

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:16:40

Study Year
1998

PIN
042350546

Multi-NAIC
Y

Multiple Activities
N

Company Name	Year of Operation
Unnamed Waste Disposal Site	c. <1991
Unnamed Waste Disposal Site	c. 1953
Unnamed Waste Disposal Site	c. 1946
Unnamed Waste Disposal Site	c. 1924
Unnamed Waste Disposal Site	c. 1958
Unnamed Waste Disposal Site	c. 1979
Unnamed Waste Disposal Site	c. 1965
Unnamed Waste Disposal Site	c. 1974
Unnamed Waste Disposal Site	c. 1920-1931
Unnamed Waste Disposal Site	c. 1973
Unnamed Waste Disposal Site	c. 1927
Unnamed Waste Disposal Site	c. 1966-1991
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1976
Unnamed Waste Disposal Site	c. 1940
Unnamed Waste Disposal Site	c. 1962
Unnamed Waste Disposal Site	c. 1926
Unnamed Waste Disposal Site	c. 1944
Unnamed Waste Disposal Site	c. 1972
Unnamed Waste Disposal Site	c. 1935
Unnamed Waste Disposal Site	c. 1921-1945
Unnamed Waste Disposal Site	c. 1977
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1950
Unnamed Waste Disposal Site	c. 1981
Unnamed Waste Disposal Site	c. 1971
Unnamed Waste Disposal Site	c. 1963
Unnamed Waste Disposal Site	c. <1990
Unnamed Waste Disposal Site	c. 1964
Unnamed Waste Disposal Site	c. 1920
Unnamed Waste Disposal Site	c. 1938
Unnamed Waste Disposal Site	c. 1929



CITY OF OTTAWA
HLUI ID: __679F5N
AREA (Square Metres): 2541.353

Report: RPTC_OT_DEV0122
Run On: 17 May 2019 at: 15:16:40

Study Year
1998

PIN
042350546

Multi-NAIC
Y

Multiple Activities
N

Unnamed Waste Disposal Site

c. 1966



Ministry of
the Environment

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

Tag#: A126564

S-12311

Well Record

Regulation 903 Ontario Water Resources Act

Well Location

Address of Well Location (Street Number/Name)

94 Beechwood Ave.

Township

Lot

Concession

County/District/Municipality

City/Town/Village

Ottawa

Province

Ontario

Postal Code

UTM Coordinates Zone Easting

Northing

Municipal Plan and Sublot Number

Other

NAD 83

18

4

4

7

2

8

0

5

0

3

2

1

2

5

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)
BLK	asphalt	gravel	loose	0 .31
BRN	sand	stones	soft	.31 3.66
GRY	silt		soft	3.66 4.57
BLK	shale		soft, fractured	4.57 8.53

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 .31	concrete/flush mount	
.31 5.18	bentonite	
5.18 8.53	filter sand	

Method of Construction

- ☐ Cable Tool
☐ Rotary (Conventional)
☐ Rotary (Reverse)
☐ Boring
☒ Air percussion
☐ Other, specify

- ☐ Diamond
☐ Jetting
☐ Driving
☐ Digging

Well Use

- ☐ Public
☐ Domestic
☐ Livestock
☐ Irrigation
☐ Industrial
☐ Other, specify
- ☐ Commercial
☐ Municipal
☒ Test Hole
☐ Cooling & Air Conditioning
- ☐ Not used
☐ Dewatering
☒ Monitoring

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)
9.03	PVC	.368	0 5.49

Status of Well

- ☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☒ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)
9.82	PVC	10	5.49 8.53

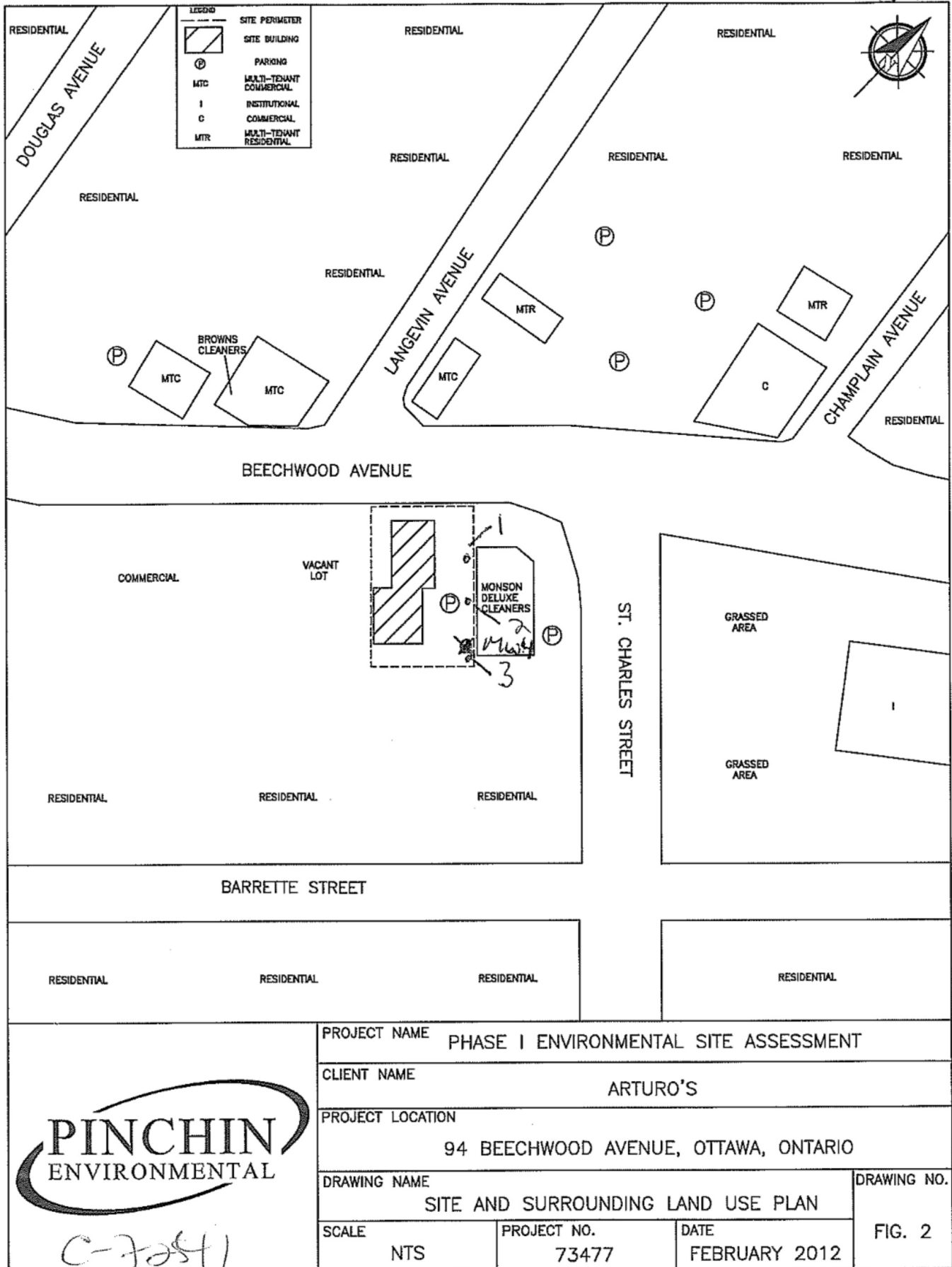
Results of Well Yield Testing

After test of well yield, water was:	Draw Down	Recovery
<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.

MW4
See Map



PROJECT NAME PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME ARTURO'S

PROJECT LOCATION 94 BEECHWOOD AVENUE, OTTAWA, ONTARIO

DRAWING NAME SITE AND SURROUNDING LAND USE PLAN

DRAWING NO.

SCALE

NTS

PROJECT NO.

73477

DATE

FEBRUARY 2012

FIG. 2



Ministry of
the Environment

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

Tag#: A126598 A126598

5-12281

Well Record

Regulation 903 Ontario Water Resources Act

Page 23 of 24

Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name Last Name / Organization E-mail Address ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name) Municipality Province Postal Code Telephone No. (inc. area code)

Well Location

Address of Well Location (Street Number/Name) Township Lot Concession

County/District/Municipality City/Town/Village Province Ontario Postal Code

UTM Coordinates Zone Easting Northing Municipal Plan and Sublot Number Other

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)
BLK	Asphalt	Gravel		0 .31
BRN	Silt	Sand	Gravelly	.31 1.5
DARK BRN	Silt	Sand	Hard	1.5 6.1

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 .31	Flush sand/concrete	
.31 2.74	Bersand	

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

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)	
3.45	plastic	356	0 3.1	

Construction Record - Screen			Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
4.21	plastic	10	3.1 6.1	

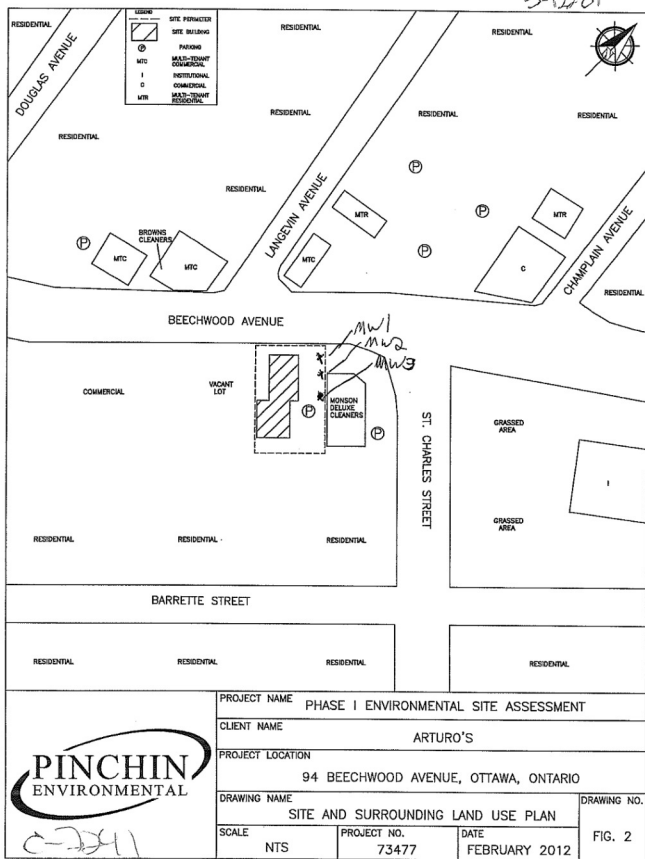
Water Details		Hole Diameter	
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter

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

Map of Well Location
Please provide a map below following instructions on the back.

Labelled
Mw 3
on Map

5-12281



C-73477
21/2/12



Ministry of
the Environment

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

Tag#: A126596

A126596

S-12281 Well Record
Regulation 903 Ontario Water Resources Act

Page 2 of 3

Measurements recorded in: ☒ Metric ☐ Imperial

Well Owner's Information

First Name: Last Name / Organization: E1 Mason Restaurant & [redacted] E-mail Address: ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name): 94 Beechwood Avenue Municipality: Ottawa Province: ONTARIO Postal Code: K1H1B8 Telephone No. (inc. area code):

Well Location

Address of Well Location (Street Number/Name): 94 Beechwood Avenue Township: Lot: Concession:

County/District/Municipality: City/Town/Village: Ottawa Province: Ontario Postal Code:

UTM Coordinates: Zone: Easting: Northing: Municipal Plan and Sublot Number: Other:

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)
BLK	Asphalt	Gravel		0 .31
BRN	Silt	Sand	Gravelly	.31 1.5
dark BRN	Silt	Sand	Hard	1.5 6.1

Annular Space			
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	
0 .31	Flushmount / concrete		
.31 2.74	Benseal		
2.74 6.1	Sand		

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input checked="" type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Other, specify Direct push		<input type="checkbox"/> Other, specify	

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)	
4.03	plastic	3.66	0 3.1	<input type="checkbox"/> Water Supply
3.45				<input checked="" 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

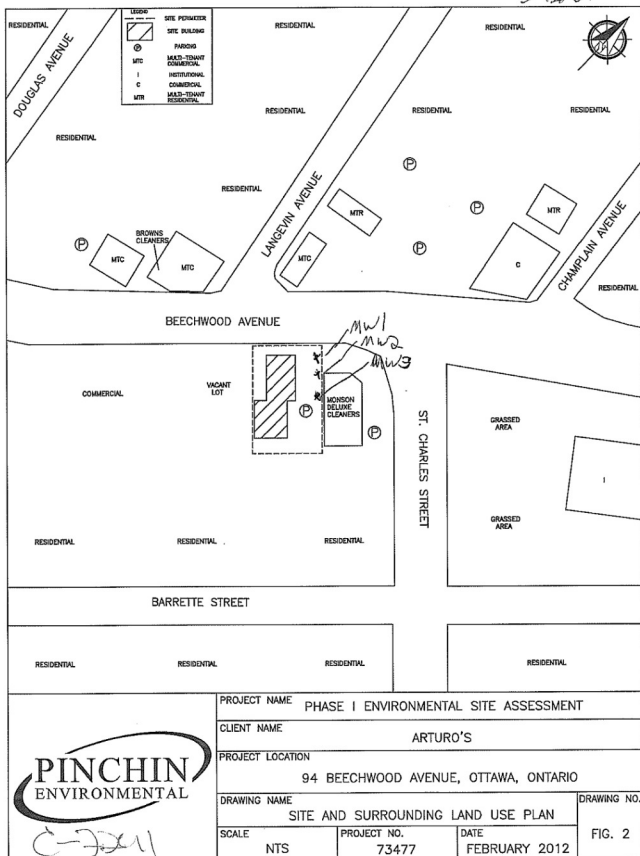
Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
4.52	plastic	10	3.1 6.1		
4.21					

Water Details		Hole Diameter	
Water found at Depth:	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter

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

Map of Well Location
Please provide a map below following instructions on the back.
Labelled
MW1

S-12281



PINCHIN
ENVIRONMENTAL

C-7211
2147150

MAY 13 2012



Ministry of
the Environment

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

Tag#: A126597 A126597

S-12281 Well Record
Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☒ Metric ☐ Imperial

Page 4 of 5

Well Owner's Information

First Name	Last Name / Organization El Meson Restaurant c/o [redacted]	E-mail Address	<input type="checkbox"/> Well Constructed by Well Owner
Mailing Address (Street Number/Name) 94 Beechwood Avenue	Municipality Ottawa	Province ON	Postal Code K1H 8B2

Well Location

Address of Well Location (Street Number/Name) 94 Beechwood Avenue	Township	Lot	Concession
County/District/Municipality	City/Town/Village OTTAWA	Province Ontario	Postal Code
UTM Coordinates NAD 83 18 44 72 7 8 50 3 2 13 2	Municipal Plan and Sublot Number	Other	

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	To
BLK	Asphalt	Gravel		0	.31
BRN	Silt	Sand	Gravelly	.31	1.5
DARK BRN	Silt	Sand	hard	1.5	5.69

Annular Space			
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	.31	Flushgrout/Concrete	
.31	2.28	Benseal	
2.28	5.64	Sand	

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

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	
3.45	plastic	356	0	2.59	<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				
Outside Diameter (mm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
42.1	plastic	10	2.59	5.61

☐ Insufficient Supply

☐ Abandoned, Poor Water Quality

☐ Abandoned, other, specify

☐ Other, specify

Water Details		Hole Diameter	
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter

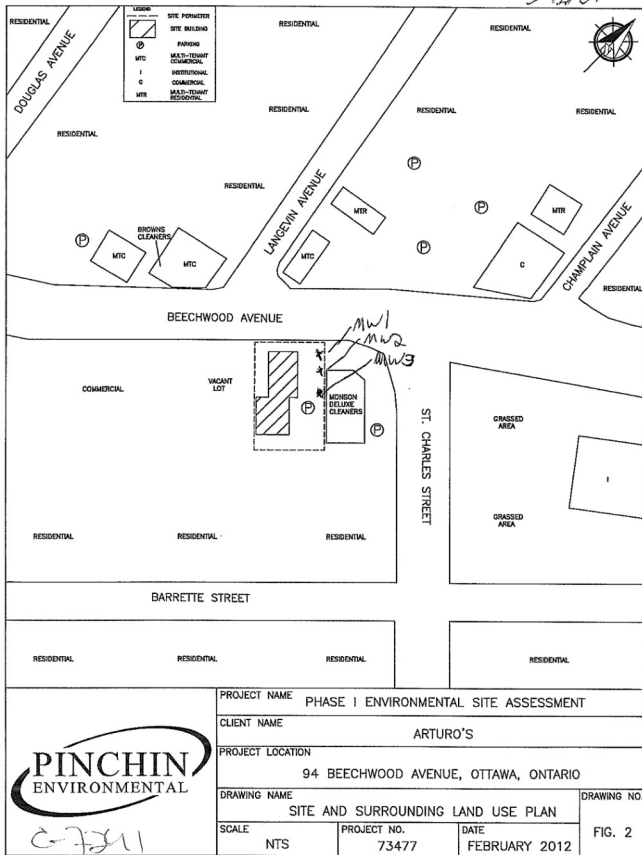
Results of Well Yield Testing					
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____		Draw Down		Recovery	
		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level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

Map of Well Location

Please provide a map below following instructions on the back.

Labelled
MW 2
on Map.

5-12281



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Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

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[How to use a Ministry of the Environment map](#)

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Well ID

Well ID Number: 7236605

Well Audit Number: Z191592

Well Tag Number: A142513

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

Well Location

Address of Well Location	99 BEECHWOOD AVE
Township	GLOUCESTER TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	Ottawa
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 447264.00 Northing: 5032170.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

	----			0 m	.05 m
BRWN	FILL	SAND	GRVL	.05 m	.6 m
BRWN	TILL			.6 m	2.39 m
BLCK	ROCK	SHLE		2.39 m	6.78 m

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
.3 m	3.66 m	BENTONITE	

Method of Construction & Well Use

Method of Construction	Well Use
H.S.A.	Monitoring

Status of Well

Observation Wells

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.08 cm	PLASTIC	0 m	4.55 m

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
5.86 cm	PLASTIC	4.55 m	6.78 m

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
4.95 m	Untested

Hole Diameter

Depth From	Depth To	Diameter
0 m	6.78 m	20.3 cm

Audit Number: Z191592

Date Well Completed: May 13, 2013

Date Well Record Received by MOE: January 29, 2015

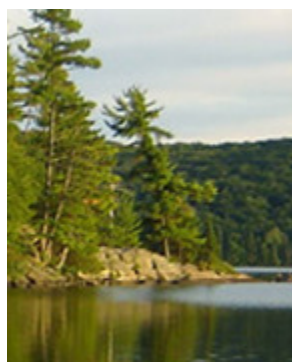
Updated: March 7, 2019

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Tags

- [Environment and energy](#),
- [Drinking water](#)



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Map: Well records

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Full dataset is available in the [Open Data catalogue](#).

Recommended for you

[How to use a Ministry of the Environment map](#)

[Technical documentation: Metadata record](#)

[Go Back to Map](#)

Well ID

Well ID Number: 7291635

Well Audit Number: C30074

Well Tag Number: A215063

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

Well Location

Address of Well Location	
Township	OTTAWA CITY
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 447160.00 Northing: 5032055.00
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
---------------	-------------	---	------------------

Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

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: 1844

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: C30074

Date Well Completed: June 22, 2017

Date Well Record Received by MOE: July 28, 2017

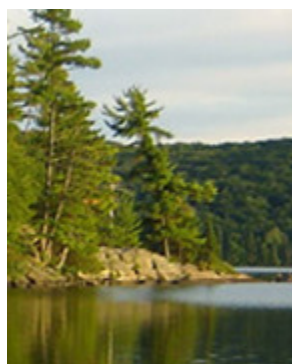
Updated: March 7, 2019

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[Ministry of the Environment, Conservation and Parks](#)

The Ministry of the Environment, Conservation and Parks works to protect and sustain the quality of Ontario's air, land, and water. We also coordinate Ontario's actions on climate change in the name of healthier communities, ecological protection and economic prosperity.

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Philip Price

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: May-02-19 3:49 PM
To: Philip Price
Subject: Re: TSSA Records Search, PE4614 - Ottawa, ON (No Record)

Hello,

Thank you for your inquiry.

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

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day,

Roxana



Roxana Mashtaler | Public Information Agent

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: rmashtaler@tssa.org

www.tssa.org



From: Philip Price <PPrice@Patersonsgroup.ca>
Sent: May 1, 2019 3:36 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: TSSA Records Search, PE4614 - 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:

64 Beechwood Ave
59 Beechwood Ave
67 Beechwood Ave
71 Beechwood Ave
81 Beechwood Ave
89 Beechwood Ave

91 Beechwood Ave
50 Beechwood Ave
135 Barrette Street
112 Barrette Street

Thank you very much,

Philip Price

patersongroup
solution oriented engineering
over 60 years servicing our clients

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

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APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Nick Sullivan, B.Sc.

patersongroup

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Scientist

EDUCATION

McMaster University, B.Sc. 2016
Earth & Environmental Science

Niagara College, Cert. 2017
Environmental Management & Assessment

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Environmental Scientist

SELECT LIST OF PROJECTS

Phase I & II Environmental Site Assessments
Contaminated Soil and Groundwater Field Sampling
Subsurface Investigations of Soil and Rock Stratigraphy
Supervision of Environmental Remediation Programs
Designated Substance Surveys

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