

October 28, 2022

**CM3 File: SDC1007**

**JBPA Developments Inc.**

107 Pretoria Avenue,  
Ottawa, Ontario  
K1S 1W8

**Attention:** Mr. Kevin Fagan, Project Manager (kfagan@jbpa.ca)

**Phase I Environmental Site Assessment Addendum 1 - HLUI  
Hawthorne Properties  
12-24 Hawthorne Avenue, Ottawa, Ontario**

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**1.0 INTRODUCTION**

CM3 Environmental Inc. (CM3) has prepared this update for the CM3 Phase I Environmental Site Assessment (ESA) report issued on June 30, 2022 for the properties located at 12 to 24 Hawthorne Avenue, Ottawa, Ontario. The update includes the Historical Land Use Inventory (HLUI) information that was received by CM3 from The City of Ottawa on October 11, 2022.

**2.0 HISTORICAL LAND USE INVENTORY**

CM3 completed a HLUI request for the subject properties from the City of Ottawa. Records have been received and they are attached at the back of this letter. The HLUI covered the properties located at 12-24 and 15-21 Hawthorne Avenue and identified features that were located at 250 and 500 meters from the properties. CM3's Phase I ESA study area was 250 meters from the subject site, but the properties listed within 500 meters were also considered as a conservative measure.

Several Potentially Contaminating Activities (PCAs) were listed in the HLUI but were not considered to create Areas of Potential Environmental Concern (APECs) at the subject property mainly due to the PCA elevation, distance, inferred groundwater flow and soil type. The HLUI cover letter also refers to the 2016 fuel oil spill that occurred on the 20-24 Hawthorne properties, but this PCA was previously addressed in the CM3 Phase I ESA and is not an environmental concern because it was remediated.

### **3.0 LIMITATIONS**

This report has been prepared and the work described in this report has been undertaken by CM3 Environmental Inc. (CM3) for JBPA Developments Inc. It is intended for the sole and exclusive use of JBPA Developments Inc. and their authorized agents for the purpose(s) set out in this report. Any use of, reliance on, or decision made based on this report by any person other than JBPA Developments Inc. for any purpose, or by JBPA Developments Inc. for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such person, or JBPA Developments Inc. CM3 and JBPA Developments Inc. make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expense, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

Nothing in this report is intended to constitute or provide a legal opinion. In addition, revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

The work undertaken by CM3 for this report and any conclusions or recommendations made in this report reflect CM3's judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report, on information available at the time of preparation of this report, on the interpretation of data collected from the field investigation and on the results of laboratory analyses, which were limited to the quantification in select samples of those substances specifically identified in the report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which samples were taken. CM3 expresses no warranty with respect to the accuracy of the analytical results by the laboratory. Actual concentrations of the substances identified in the samples submitted may vary according to the extraction and testing procedures used.

As the evaluation and conclusions reported herein do not preclude the existence of other chemical compounds and/or that variations of conditions within the site may be possible, this report should be used for informational purposes only and should absolutely not be construed as a comprehensive hydrogeological or chemical characterization of the site. If site conditions change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by JBPA Developments Inc. as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3.

We trust that the above is satisfactory for your purposes at this time. Should you have any questions or concerns, please the undersigned.

Respectfully submitted,

**CM3 Environmental Inc.**

A handwritten signature in blue ink that reads "Bruce Cochrane". The signature is written in a cursive style and is positioned above a faint, light-colored rectangular stamp or watermark.

Bruce D. Cochrane P.Geo, EP, QP<sup>ESA</sup>  
Principal

**APPENDIX A**  
**HISTORICAL LAND USE INVENTORY**

**Phase I Environmental Site Assessment Addendum 1**

**12-24 Hawthorne Avenue, Ottawa**

**JBPA Developments Inc.**

**SDC1007**

October 11, 2022

Bruce Cochrane  
CM3 Environmental

*Sent via email [bruce@cm3environmental.com]*

Dear Bruce,

**Re: Information Request  
12-24 Hawthorne Avenue, Ottawa, Ontario (“Subject Property”)**

**Internal Department Circulation:**

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

- **Disposals and Environmental Remediation Unit:** The City’s Environmental Remediation Unit has environmental records on file pertaining to the subject property noted above either directly on or adjacent to the subject property. To submit requests for information under the Municipal Freedom of Information and Protection of Privacy Act, please visit <https://ottawa.ca/en/city-hall/accountability-and-transparency/accountability-framework/freedom-information-and-protection-privacy/access-information>
  - **Comment:** The City has limited environmental information that a fuel oil spill occurred at 22 Hawthorne Ave in 2016 which impacted the property and adjacent properties at 20 and 24 Hawthorne Avenue, potentially extending into the City’s right-of-way. ERU also has a Phase One ESA for the property at 24 Hawthorne Avenue (McIntosh Perry, 2017).
- **Sewer Use Program:** The City’s Sewer Use Program has found the following information pertaining to the subject property: **N/A**
- **Environment and Health Protection:** The City’s Environment and Health Protection Branch has found the following information pertaining to the subject property: **No response provided**
- **Solid Waste Services:** The subject property is within Insert Distance kilometers of the Insert Facility Name located at Insert Facility Address.
  - **N/A**

## **Documents Provided:**

### **HLUI Summary Report and HLUI Map**

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

## **Additional information may be obtained by contacting:**

### **Ontario's Environmental Registry**

The Environmental Registry found at <https://ero.ontario.ca/> 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 Property. 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 [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca).

Sincerely,

**Amya Martinov**  
Student Planner

Per:

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

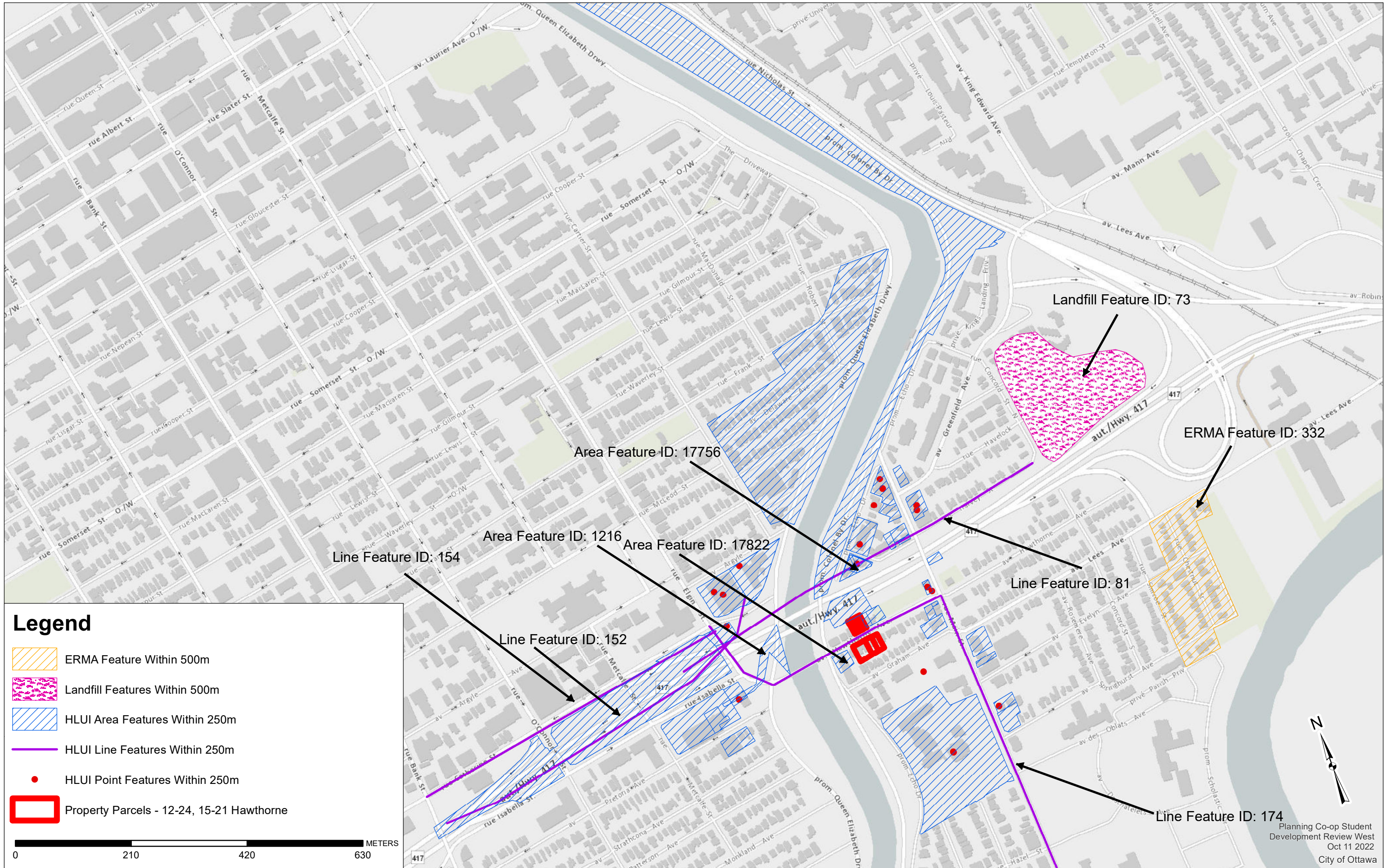
MB / **AM**

Enclosures: (2)







1. HLUI Map
2. HLUI Summary Report

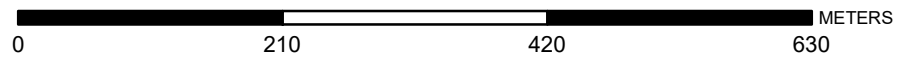
cc: File no. D06-03-22-0144

# HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



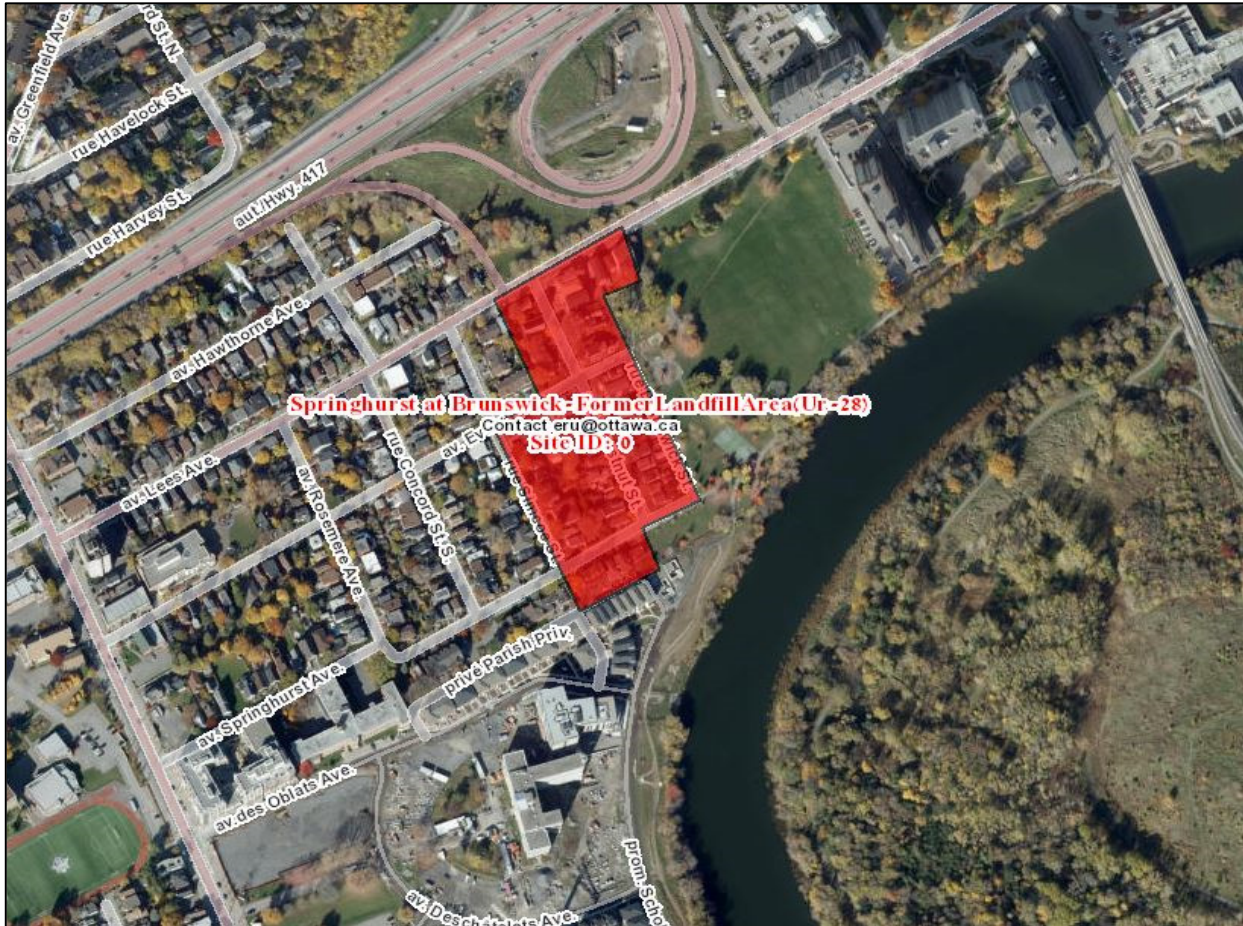
## Legend

-  ERMA Feature Within 500m
-  Landfill Features Within 500m
-  HLUI Area Features Within 250m
-  HLUI Line Features Within 250m
-  HLUI Point Features Within 250m
-  Property Parcels - 12-24, 15-21 Hawthorne





**Environmental Risk Management Area (ERMA)**  
**Site ID: null**  
**SPRINGHURST AVENUE AT BRUNSWICK STREET**  
**FORMER LANDFILL AREA (Ur-28)**



This area is located within the footprint of a former landfill site (known as Ur-28, Lees Avenue) which was reportedly operational from the early 1900s to the mid-1930s and was used for disposal of garbage, cinders and ash. Soil testing in the area has identified elevated levels of metals and polycyclic aromatic hydrocarbons (PAHs). The City provides an annual notice to residents living within this area, including information about the environmental conditions and recommended precautions for minimizing exposure to contaminants.

For more information please contact the City's Environmental Remediation Unit (ERU) at [ERU-UAE@ottawa.ca](mailto:ERU-UAE@ottawa.ca)

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Length	Shape_Area
257	T-BASE RESEARCH & D Cassettes (Recording), Pr	2001-ES; 2004-GWStudy	1	1998-2001	GW Study	50	MAIN	ST				50	MAIN	ST		K1S1B2	41250037	OLD OTTAWA	541710; 334610		50 Main St		60.95671281	172.4437761
447	EGAN'S SERVICE STATION	Gasoline Service Stations	1956-FIP-125-2-1125; 1956-M; 1	1	1956-1980	c. 1960; c.	123	ECHO	DR		OTTAWA	10	MAIN	ST		K1S1M9	1.55E+08	OLD OTTAWA	447110; 447190	633	Storage tanks at a right ar Three (3) Underground ga		186.3739668	1435.968136
463	START PG 345	Service Station	1990-CD	1	1990	CD 1990	29	MAIN	ST			29	MAIN	ST		K1S1B1	1.57E+08	OLD OTTAWA					149.7076807	1287.674044
464	BERNIE GIBEAULT SHE	Motor Vehicle Repair Sho	1980-M; 1998-SC	1	1980-1998	c. 1980; c.	29	MAIN	ST		OTTAWA	29	MAIN	ST		K1S1B1	1.57E+08	OLD OTTAWA	447110; 447190	633; 635			149.7076807	1287.674044
571	BONNIE CLEANERS LIM	Laundries and Cleaners	1960-M	1	1960-1980	c. 1960	51	MAIN	ST		OTTAWA	4	MANN	AVE			42040232	OLD OTTAWA	561740; 812310	972			78.48432703	337.637627
883	J&T BALLANTYNE LIMIT	Petroleum Products, Who	1920-M; 1922-FIP-159-1127; 19;	1	1920-1960	c. 1920-19	217	ECHO	DR		OTTAWA	0					41250062		324121; 412110369; 453; 511				249.4742096	3397.226423
1216	INFILLED AREA	Infilled Area	1887-Topo	1	1887																		485.3604738	3049.821277
1399	DORMER AND CUTT SE	Gasoline Service Stations	1950-M	1	1950		483	ELGIN	ST		OTTAWA	0	ELGIN	ST			41240091	OTTAWA					274.3426684	4750.696039
1400	BALLANTYNE AND MCC	Gasoline Service Stations	1956-FIP-137-5-479	1	1956		483	ELGIN	ST		OTTAWA	483	ELGIN	ST			41240091	OTTAWA					274.3426684	4750.696039
1408	ALBION MOTORS	Gasoline Service Stations	1956-1960-M	1	1956-1960		25	HAWTHORNE	AVE		OTTAWA	25	HAWTHORNE	AVE			41250043	OTTAWA					129.1448747	997.3977766
1409	HAWTHORNE MOTORS	Gasoline Service Stations	1950-M	1	1950		25	HAWTHORNE	AVE		OTTAWA	25	HAWTHORNE	AVE			41250043	OTTAWA					129.1448747	997.3977766
1576	DEPARTMENT OF MINE	General Administrative Se	1930-1956-M	1	1930-1956		6	ISABELLA	ST		OTTAWA	6	ISABELLA	ST			41230152	OTTAWA					384.7726035	8189.391165
1578	FRED A BOWDEN SERV	Gasoline Service Stations	1940-M	1	1940		60	MAIN	ST		OTTAWA	60	MAIN	ST			41250079	OTTAWA					72.39855877	291.9602188
1579	GORDON H GIBSON SEI	Gasoline Service Stations	1948-1949-M	1	1948-1949		60	MAIN	ST		OTTAWA	60	MAIN	ST			41250079	OTTAWA					72.39855877	291.9602188



HLUI SUMMARY REPORT  
 LINEAR FEATURES

OBJECTID	SOURCE	FEATURE	YEAR	COMMENT	NAME	Shape_Length
81	1909-City Map	Abandoned Railway				736.7108
152	1887-Topo	Abandoned Railway				700.1259
154	ElectricRailwayMap	Electric Railway		1895 Ottawa Electric Railv		603.1691
174	ElectricRailwayMap	Electric Railway		1929 Ottawa Electric Railv		1280.36

HLUI SUMMARY REPORT  
AREA FEATURES

<b>HISTORIC LANDFILL FEATURE</b>	The historic landfills identified within the HLUI are referenced from the City's Old Landfill Management Strategy report (OLMS, 2004). Contact the City's Environmental Remediation Unit (ERU-UAE@ottawa.ca) if you would like more information about the old landfill sites identified in the OLMS report.
<b>OBJECTID</b>	73
<b>ADJACENT LANDUSE</b>	residential on west side; undeveloped (highway structures) on east side; the zoning is partially R5D (low rise apartment), R4A H(13.8) U(98) (multiple unit) and UR (urban reserve) in the general area of the site.
<b>GROUNDWATER FLOW DIRECTION</b>	assumed to be west towards the Rideau Canal
<b>G GENERATION</b>	<null>
<b>INFORMATION SOURCE</b>	Intera-1988a
<b>UTM_NAD27_E_NOTE</b>	<null>
<b>WATER SUPPLY</b>	municipally supplied water
<b>SITE_NAME</b>	North of Lees Avenue, Lot 6, Concession D
<b>OPERATIONAL PERIOD</b>	around 1928
<b>OVERBURDEN</b>	clay and silt - erosional terraces
<b>ROAD TYPE</b>	AVE
<b>WASTEDEPTH</b>	unknown
<b>ECOLOGICAL</b>	none identified
<b>DISTANCE TO SURFACE WATER</b>	Rideau Canal 100 m NW; Rideau River 400 m SE
<b>WASTETYPE</b>	unknown; well-mixed coal fragments, brick and glass with some cinders in a silty sand matrix encountered in GLL boreholes; brick fragments, wood, metal, concrete slabs, cinders, pieces of tin clay and sands encountered of Edward J. Cuhaci Ass. boreholes
<b>ADJACENT OWNER</b>	private houses on west side of Concord Ave.
<b>MAGNITUDE</b>	unknown
<b>LOCATION</b>	between Concord St, Hwy 417 and ramp from Nicolas St. onto Hwy 417W
<b>ACTIVITYID</b>	7070
<b>DEPTH TO BEDROCK</b>	10 to 25 m to interbedded shale, siltstone and limestone
<b>SITE STATUS</b>	Confirmed
<b>UTM_NAD27_NORTHING</b>	5029200
<b>UTM_NAD27_EASTING</b>	447050
<b>SOIL COVER</b>	sandy silt textured fills (unknown thickness) placed over the waste filled area during construction of the Queensway interchange
<b>PARAMETERS</b>	see "Other Information"
<b>G_VERSION</b>	0
<b>SERVICE AREA</b>	presumably City of Ottawa
<b>SITE_ACCES</b>	filled area is located partly on private property (eastern half) and partly on public property (western half); residential is encircled with sound barrier on its eastern limit
<b>CONCENTRTN</b>	unknown
<b>METHANE</b>	none detected during GLL survey conducted in 1988; not expected given inert nature of filled material
<b>ACTIVITY2</b>	7070
<b>ADJACENT INDUSTRY</b>	Canadian National Railways Roundhouse (railway workshops and roundhouses), 1930s-1960s, east end of Montcalm St. near Hwy 417 - Nicolas ramp [Intera #15]; Grand Trunk Rwy.
<b>OWNERCATEGORY</b>	Workshops and Roundhouses (railway workshops and roundhouses), 1911-mid-1920s, eas
<b>SITE_IDENTIFICATION</b>	Private and Government
<b>OWNER</b>	Ur-36
<b>G_NEXT_VERSION</b>	private owner(s) of townhouse complexes located southeast of junction of Concord St. and Greenfield Ave., and Ontario government (Ministry of Transportation) for the undeveloped land alongside Queensway interchange access ramps
<b>SITE_ALIAS</b>	<null>
<b>TOPOGRAPHY</b>	North of Lees Ave., Lot 6, Con D
<b>OPERATOR</b>	terrain locally slopes to the southwest
<b>FORMER MUN</b>	City of Ottawa
<b>PHYSICAL</b>	OTTAWA
<b>ROAD_NAME</b>	western portion of old landfill site (residential area) has sparse tree cover; eastern portion of old landfill site (edge of highway interchange) is vacant grassed area
<b>MOE_ID</b>	LEES
<b>OTHERREF</b>	-
<b>LANDFILL_1998_ID</b>	Gartner Lee, 1988 (Site #36); Intera, 1988 (Lf #36)
<b>UTM_NAD27_N_NOTE</b>	_6O044M
<b>SIZE HA</b>	<null>
<b>DEPTH_TO_GROUNDWATER</b>	approx. 5.8 ha
<b>PARENT_ID</b>	unknown
<b>ANDERSONSWASTEDISPOSALSITES_ID</b>	<null>
<b>OTHER_INFO</b>	-
<b>LOCTN_REF</b>	NCC fax Oct. 1, 2002 indicates material consists of rubble from Queensway construction, however PAH and heavy metal contamination is an issue. No NCC reports were reviewed as part of this investigation
<b>SITE_COORD</b>	North
<b>GLOBALID</b>	Listed as a former landfill site, the years of operation and closure are unknown. Lot 6, Concession D
<b>SHAPE</b>	{D15B4F38-AB0B-495E-8523-B249F54758C4}
<b>Common Name</b>	Polygon
<b>Common Name French</b>	North of Lees Avenue
<b>Site ID French</b>	Au nord de l'avenue Lees
<b>Sie Name French</b>	Ur-36
<b>Unique ID</b>	Au nord de l'avenue Lees, lot 6, concession D
<b>SHAPE.AREA</b>	North of Lees Avenue, Lot 6, Concession DUR-36
<b>SHAPE.LEN</b>	36217.57809
	789.058269