

February 7, 2022
File: PE2830-LET.06

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Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science

Attention: **Mr. Spyro Dimitrakopoulos**

Subject: **Phase I Environmental Site Assessment Update
Vacant Land/Construction Staging Yard
1034 McGarry Terrace
Ottawa, Ontario**

www.patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (ESA) Update for the vacant land/construction material yard at the aforementioned location. This report updates a Phase I ESA prepared by Paterson, as detailed below.

Site Information

The site consists of an irregular shaped parcel of land located between McGarry Terrace and Marketplace Avenue. The subject site is currently being used as a space to park vehicles, store construction materials as well as a mobile office area for the apartment building undergoing construction located east of the subject site. The site is located in a municipally serviced area. Surrounding land use is primarily residential or commercial retail. Site zoning is MC - Mixed-Use Centre Zone.

Previous Reports

The following reports were reviewed prior to conducting this assessment:

- ❑ "Phase I - Environmental Site Assessment, Vacant Property, 1034 McGarry Terrace and 1117 Longfields Drive, Ottawa, Ontario", prepared by Paterson Group, dated November 3, 2017.

- “Phase II - Environmental Site Assessment, Vacant Property, proposed residential development, 1034 McGarry Terrace and 1117 Longfields Drive, Ottawa, Ontario”, prepared by Paterson Group, dated November 3, 2017.

At the time of the 2017 Phase I ESA, the subject site was occupied by a storage garage and building debris. The neighbourhood was all in residential, commercial and institutional use at the time of the Phase I ESA. The historical research indicated that the subject site had been developed since at least 1945 (originally as a farmstead residence). An automotive service garage with one underground storage tank was later constructed and operated on site, however, Paterson was allowed to review a Phase I-II-ESA report and a remediation report prepared by another consultant which addressed the garage operation. All Contaminated soil and liquid waste materials had been removed from the site.

Although a remediation was conducted on the property to address the former auto garage, the works were conducted in 1997, under different standards than those currently in use. In order to verify that the findings of the remediation satisfied the current MECP standards, a Phase II - ESA was conducted.

The subsurface investigation consisted of the drilling of three (3) boreholes and the installation of three (3) groundwater monitoring wells. Soil samples were submitted for laboratory analysis of BTEX or VOCs and PHCs. No detectable concentrations of any of the parameters were identified above the laboratory method detection limits. All soil samples were in compliance with the selected MECP Table 3 standards. Groundwater samples were obtained from the monitoring wells and analyzed for BTEX or VOCs and PHCs. No detectable concentrations of any of the parameters were identified above the laboratory method detection limits. All groundwater samples were in compliance with the MECP Table 3 standards.

Phase I - ESA Update, Historical and Records Review

Air Photo Research

An aerial photograph from 2019, accessed via the City of Ottawa's online mapping tool, was reviewed as part of the current Phase I ESA Update. The storage garage has been demolished and vegetation has been stripped from the subject site. The properties immediately east, north and south of the subject site are under construction.

No environmental concerns with respect to the subject site were identified by the air photo review.

Geological Survey of Canada

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of interbedded sandstone and dolomite of the March Formation. Based on the maps, the thickness of overburden ranges from 10 to 15 m and consists of till.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted to inquire about current and former underground/aboveground storage tanks, spills, and incidents for the subject and neighbouring properties. No records were found within the TSSA database for the subject site. An active cylinder exchange record was found at 3651 Strandherd Drive immediately west of the site. This record does not pose a potential environmental risk to the subject site. A copy of the correspondence is attached to this report.

Ontario Ministry of Environment, Conservation and Parks (MECP)

A search of the MECP Brownfields environmental site registry was conducted electronically on January 31, 2022, for properties within 150 m of the subject site. The subject site is not in the brownfields environmental site registry, nor are any properties in the search radius.

The Ontario Ministry of Environment, Conservation and Parks (MECP), 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 closed waste or active disposal sites or any of the other listed sites were identified in the immediate vicinity of the subject site.

Observations

The Phase I ESA Update site visit was conducted on February 2, 2022 by Paterson personnel from the environmental division. The site visit included a review of the current use of the subject site and the adjacent lands.

Exterior Assessment

The subject site is currently being used as a space to park vehicles, a construction materials yard as well as for a mobile office area for the apartment building undergoing construction to the east of the subject site. The materials stored on-site consist of metal bars, propane gas cylinders, brick, glass and insulation pallets, equipment storage sea cans and waste bins.

The subject site is accessed by a side road from Marketplace Avenue. Site topography is relatively flat, although the ground surface drops off to the south and east of the site, the site was covered by snow at the time of our visit. Site drainage consists primarily of surface infiltration and sheet drainage to catch basins located along Marketplace Avenue. The subject site is located in a municipally serviced area.

Construction waste is stored in waste bins located throughout the site. No concerns were identified with respect to waste management at the subject site.

Two 1360L diesel and regular unleaded gasoline above ground storage tanks with pumps used to fuel construction vehicles are present in the western portion of the subject site. Minor stains were observed on the snow layer below the pumps. Caution must be taken when using the fuel pumps to fuel the vehicles to prevent further staining on the subject site surface.

Personal Interviews

Mr. Spyro Dimitrakopoulos of Kionas Real Estate Holdings was available to answer questions through email. Mr. Dimitrakopoulos stated that the ASTs are rentals from a fuel company and have been onsite since last year to fuel the vehicles used for the apartment building under construction immediately east of the subject site. Mr. Dimitrakopoulos also mentioned that there weren't any leaks that have occurred from the ASTs since they were brought into the site. The ASTs will be sent back to the rental company in June of this year.

Adjacent Properties

Land use in the vicinity of the subject site is as follows:

- North - Apartment building, followed by Strandherd Drive;
- South - Marketplace Avenue, followed by an under construction retirement residence;
- East - Apartment building undergoing construction , followed by Longfields Drive;
- West - Commercial retail plaza.

Based on field observations during the site visit, the current use of the immediately adjacent properties and neighbouring properties is not considered to pose an environmental concern to the subject site.

Assessment

A Phase I Environmental Site Assessment Update was conducted for the property located at 1034 McGarry Terrace, Ottawa, Ontario. A review of recent historical data indicated that

the storage garage that was occupying the subject site during the previous Phase I ESA has been demolished and vegetation has been stripped in the subject site.

A site inspection was conducted and it was observed that the subject site is currently being used as a space to park vehicles, construction materials yard as well as for a mobile construction office area for the apartment building undergoing construction located east of the subject site. It was also noted that two 1360L diesel and regular unleaded above ground storage tanks (ASTs) with pumps are present on the western portion of the subject site. The two ASTs were installed on the subject site last year to provide fuel for the construction vehicles used in the apartment building east of the site. Minor stains were observed on the snow layer below the pumps. Caution must be taken when using the fuel pumps to fuel the vehicles to prevent further staining on the subject site surface.

Based on the findings of our Phase I - ESA Update, in our opinion, **a Phase II - Environmental Site Assessment is not required for the subject property at this time.**

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work and CSA Z768-01 (reaffirmed 2016), as amended. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment.

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

This report was prepared for the sole use of 1897365 Ontario Inc. and Clifton Blake Capital Corp. Permission and notification from 1897365 Ontario Inc. and Paterson Group will be required to release this report to any other party.

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

Paterson Group Inc.



Mohammed Ramadan, B.Sc.

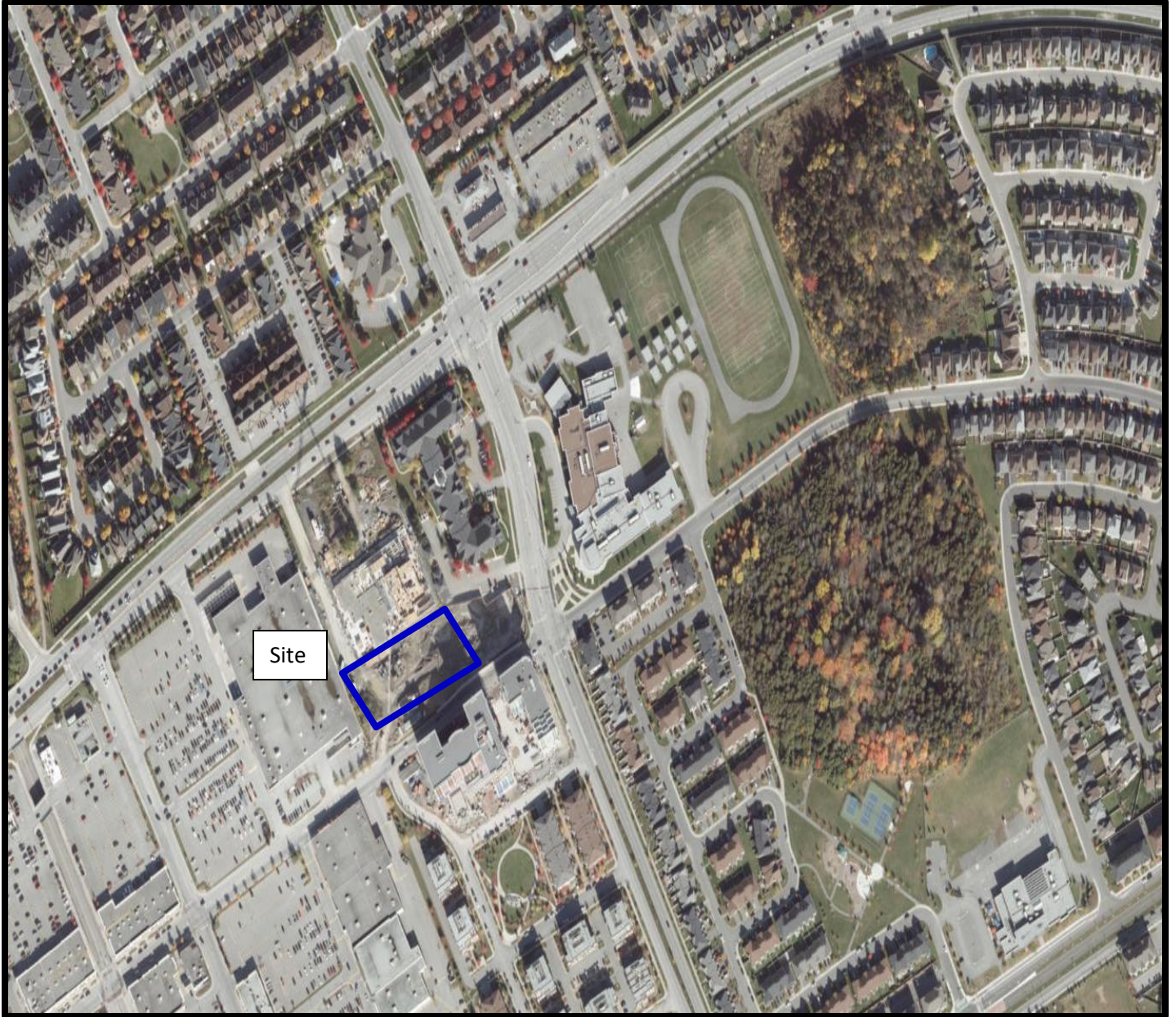
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Mark S. D'Arcy, P.Eng.

Report Distribution:

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- Paterson Group



Site

AERIAL PHOTOGRAPH
2019

RE: Records Search for PE2830

Public Information Services <publicinformationservices@tssa.org>

Thu 2/3/2022 11:45 AM

To: Mohammed Ramadan <MRamadan@patersongroup.ca>

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are records in our database of fuel storage tanks at the subject addresses:

INSTANCE NUMBER	ADDRESS	CITY	PROVINCE	POSTAL CODE	STATUS	FACILITY/DEVICE
42696846	3651 STRANDHERD DR	OTTAWA	ON	K2J 4G8	ACTIVE	FS CYLINDER EXCHANGE

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 publicinformationservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Mohammed Ramadan <MRamadan@patersongroup.ca>

Sent: February 3, 2022 5:12 AM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: Records Search for PE2830

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good morning,

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

- 1000, 1024, 1034 McGarry Terrace
- 101, 125, 150 Marketplace Avenue
- 3651 Strandherd Drive
- 1111, 1117 Longfields Drive
- 659 Sue Holloway Drive

Regards,
Mohammed Ramadan, B.Sc

patergroup
solution oriented engineering
over 60 years serving our clients

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Ottawa, Ontario, K2E 7J5
Cell: (343) 998-8982

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