

Phase One Environmental Site Assessment

2940 Baseline Road
Ottawa, Ontario

Prepared for:
3223701 Canada Inc.



March 21, 2022

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1. Executive Summary

Lopers & Associates (Lopers) was retained by 3223701 Canada Inc. (Brigil) to complete a Phase One Environmental Site Assessment (Phase One ESA) of the former commercial/industrial property with Civic address No. 2940 Baseline Road, Ottawa, Ontario ("Phase One Property", "Property" or "Site").

This Phase One ESA is being completed as part of due diligence requirements associated with the submission and filing of a record of site condition (RSC) for the Property, required as part of a change in land use to a more sensitive use.

The Phase One Property was undeveloped prior to 1962 when the headquarters and service garage for a construction equipment rental company was constructed at the Phase One Property. The Phase One Property was used as a construction equipment rental and service facility until 2009, at which time an Environmental Site Remediation Program was completed on the north(east) portion of the Property. Brigil purchased the Property in 2010 and leased the building for operation as a commercial storefront and an electronics recycling and processing facility.

The Property is currently under construction and is hence unoccupied. The Property was most recently used for commercial and light industrial purposes and is zoned for mixed use. 3227301 Canada Inc. (Brigil) purchased the Phase One Property in 2010, and it is understood that the intended future use is for mixed use (commercial and residential purposes), including the current concept for construction of three multi-storey buildings, with two levels of subgrade parking, commercial ground floor(s) and residential units above.

Demolition of the former Site building was completed in 2019 and construction of the present-day Tower 1 Site building commenced in the north portion of the Property. The excavation for the proposed Tower 2 footprint commenced in 2021, at which time an Environmental Remediation Program was completed on the central(east) portion of the Property. At the time of completion of this Phase One ESA, the soil removal for construction excavation had been completed to approximately 6 to 8 m BGS over approximately the northern 2/3 of the Property.

The presence of a former private fuel outlet, service garage and documented soil impacts on the north (east and central) and central (east) portions of the Phase One Property are significant PCAs which represent APEC #1 for the Property. The former presence of an underground fuel storage tank and reported historical fuel spill at the adjacent property to the east was also considered a significant PCA contributing to the aforementioned APEC #1 in the same general area of the Property.

The contaminants of potential concern associated with fuelling are generally PHCs and BTEXs. Based on historical presence of a service garage at the Property, VOCs are also considered contaminants of potential concern associated with the former service garage operations.

Four additional PCAs were identified at neighbouring properties in the Phase One Study Area; however, these PCAs are located significant distances and/or at down- or cross-gradient orientations with respect to the Phase One Property and are not considered to represent APECs for the Phase One Property.

The PCAs identified at the Phase One Property and neighbouring properties in the Phase One Study Area and APECs at the Phase One Property are included in Table 1 below.

Table 1: Potentially Contaminating Activities and Areas of Potential Environmental Concern

PCA Report Reference No.	Potentially Contaminating Activity	Location	APEC Report Reference No.
1	Former private fuel outlet (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Northeast portion of the Phase One Property	APEC #1
2	Former service garage (O.Reg. 153/04 PCA Item 52: Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems)	North-central portion of the Phase One Property	APEC #1
3	Reported former Aboveground Storage Tank (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Central portion of the Phase One Property	APEC #1
4	Reported surficial staining and surficial soil samples with exceedances of the Site Condition Standards (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	East-central portion of the Phase One Property	APEC #1
5	Reported soil samples with exceedances of the Site Condition Standards from the approximate depth of the groundwater table (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	East-central portion of the Phase One Property	APEC #1
6	Reported former underground storage tank(s), reported spill (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	2932 Baseline Road, adjacent to the east	APEC #1
7	Reported Historical Oil Spill (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Baseline Road and Monterey Drive intersection, approximately 100 m northeast	Not Applicable

PCA Report Reference No.	Potentially Contaminating Activity	Location	APEC Report Reference No.
8	Rail line and former associated spur line (O.Reg. 153/04 PCA Item 46: Rail Yards, Tracks and Spurs)	Rail line approximately 180 m south, with a former spur line extending 80 m southeast	Not Applicable
9	Reported Historical Spill (O.Reg. 153/04 PCA Item: Not Applicable)	142 Valley Stream Drive, approximately 90 m south	Not Applicable
10	Reported Texaco Pipeline (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Several neighbouring properties west of Costello Avenue, the closest of which to the Property is 200 m east	Not Applicable

Environmental remediation programs were completed at the north(east) and central(east) portions of the Phase One Property in 2009 and 2022, respectively. These reports are summarized herein (Section 4.a.v) and document the excavation and removal of contaminated soil from APEC #1 at the Phase One Property. Confirmation of remediation sampling was completed to applicable MECP Guidance, and verified that the Phase One Property was in compliance with the Site Condition Standards. The verification procedures met the Ontario Guidance on Sampling and Analytical Methods for Contaminated Sites in Ontario (1997).

Additionally, it has been noted that all soil has been excavated to the Property limits and down to 6 to 8 m BGS part of the active construction project for the new Site buildings on the north and central portions of the Property. The depth of excavation work is approximately 3 to 4 m deeper than the natural static water table, which would have been the vertical limit for PHC migration. Previous reports also conclude that groundwater quality has been assessed to be in compliance with the Site Condition Standards, and that no further investigation or remediation is warranted.

Based on the identification of APECs at the Phase One Property and the requirement for documentation associated with an RSC, it is recommended that a Phase Two Environmental Site Assessment Report be completed to provide documentation that the Property meets the soil and groundwater quality standards applicable to its future use. An updated Phase Two Environmental Site Assessment Report is required before an RSC may be submitted with respect to all or part of the Phase One Property. No further intrusive investigation is considered warranted at this time.

2. Introduction

Lopers & Associates (Lopers) was retained by 322701 Canada Inc. (Brigil) to complete a Phase One Environmental Site Assessment (Phase One ESA) of the Property, presently under construction for mixed commercial/residential use, with Civic address No. 2940 Baseline Road, Ottawa, Ontario ("Site" or "Phase One Property").

The Phase One Property is legally described as Parts 6 to 16 on Registered Plan 4R-32579, Part of Lot 35, Concession 3 (Rideau Front), Township of Nepean, now in the City of Ottawa and has a property identifier number of 04694-1077, as obtained from a Legal Survey completed by Annis, O'Sullivan, Vollebekk Ltd., on January 20, 2020, Stamped August 21, 2021, provided by Brigil; a copy of the Legal Survey is presented in Appendix A.

Based on approximate dimensions obtained from the City of Ottawa's GIS mapping software, the Phase One Property has an approximate area of 11932 m² (1.19 Hectares) and a zoning designation of GM [2138] S325, which signifies a general mixed use zone. The approximate elevation of the Phase One Property as indicated on the Legal Survey and confirmed through City of Ottawa mapping and Google Earth is between approximately 75 to 76 m above mean sea level (m AMSL). The approximate centre of the Phase One Property has Latitude and Longitude coordinates of 45° 20' 07" N and 75° 47' 56" W and Universal Transverse Mercator (UTM) coordinates of 437385 m E and 5020556 m N.

The Phase One Property is currently owned by 3227301 Canada Inc., a subsidiary company of Brigil Construction ("Brigil"). It is Lopers' understanding that Brigil is in the process of redevelopment of the Phase One Property for mixed use (commercial and residential purposes), including the current concept for construction of three multi-storey buildings, with two levels of subgrade parking, commercial ground floor(s) and residential units above. For illustrative purposes the Property can be further subdivided into approximately 1/3s, with the footprints of the proposed buildings comprising the entire area of the Property. Tower 1 (north), Tower 2 (central) and Tower 3 (south) are the current Site development concept. A copy of an architect's drawing of the current Site development design concept plan, as provided by Brigil, is presented in Appendix B.

This Phase One ESA was commissioned by Mr. Jean-Luc Rivard, Director of Land Development and Infrastructure for Brigil Construction (Brigil), operating as 3223701 Canada Inc. Brigil has a business address of 98 Rue Lois, Gatineau, Quebec, J8Y 3R7 and a business telephone number of 819-243-7392.

3. Scope of Investigation

This Phase One ESA has been completed as per the details of scope presented in Lopers' Letter entitled "Proposal for Phase One Environmental Site Assessment, Phase Two Environmental Site Assessment and Record of Site Condition Submission, Proposed Residential Re-development, 2940 Baseline Road, Ottawa, ON", dated February 10, 2021, reference No. PRO-012-21-BRIGIL.

The Phase One ESA has been prepared in accordance with the technical requirements and formatting guidance as presented by the Ministry of Environment, Conservation and Parks (MECP) in Ontario Regulation (O.Reg.)153/04, as amended July 1, 2020. This format is based on the provincial regulation for brownfields redevelopment and has been adopted as a standard by the City of Ottawa for development applications.

The scope of work for the Phase One ESA involved the following components:

- Historical Research (Review of available historical reports, public environmental databases, Fire Insurance Plans (FIPs), City Directories, Aerial Photographs, geological mapping and any other relevant environmental records which were readily accessible at the time of the Phase One ESA);
- Requests for Information from the MECP Freedom of Information (FOI), Technical Standards and Safety Authority (TSSA), and City of Ottawa Historical Land Use Inventory (HLUI);
- Review of subcontracted research of environmental databases through Environmental Risk Information Services (ERIS);
- Property Title Search (subcontracted through READ Abstracts Limited and reviewed herein)
- Physical Site inspection
- Interviews with persons knowledgeable about the Property and past uses
- Interpretation of findings
- Preparation of a Phase One ESA report

The specific objectives of the Phase One ESA are to:

- Provide an overview of the Phase One Environmental Site Assessment conducted with respect to the Phase One Property.
- Provide an environmental record of the Phase One Property, in a manner that can be assessed, tested and reconstructed, to document and demonstrate:
 - How the objectives of the Phase One ESA were achieved and how the requirements for the objectives were met;
 - Whether further investigation is required to submit a Record of Site Condition (RSC) for filing;
 - Whether there exists an adequate basis for further investigation; and,
 - The basis for required certifications.

4. Records Review

a) General

i. Phase One Study Area

The Phase One Study Area includes the Phase One Property and properties having any boundaries within 250 m of the Phase One Property limits. Based on a review of the Phase One Property and properties in the Phase One Study Area, their associated historical and/or current uses and operations and physical characteristics of the Phase One Study Area, it was determined that an assessment of properties within 250 m of the Phase One property was sufficient to meet the objectives of the scope of this investigation for a Phase One ESA.

ii. First Developed Use Determination

A land title search was completed by READ Abstracts Limited for a larger parcel of land which is owned by Brigil and includes the Phase One Property. The title search indicates that the Phase One Property was owned by individuals since at least 1864 until 1952 when ownership of the Property was transferred to Craig Construction Equipment Limited.

Aerial photographs reviewed from 1951 and 1958 show that the Phase One Property use was agricultural use. The 1965 aerial photograph shows the presence of the former construction equipment company headquarters and service garage building on the central-north portion of the Phase One Property. A reference from a previous environmental report indicated that the construction equipment company headquarters was constructed in 1962.

Based on the information reviewed as part of this Phase One ESA, specifically the reference to the historical construction date, title search and aerial photographs, the first developed use of the Phase One Property is considered to be 1962.

iii. Fire Insurance Plans

Fire insurance plans (FIPs), were reviewed where available, for the City of Ottawa as part of this Phase One ESA.

There was no coverage in the FIPs for the Phase One Property or for properties located in the Phase One Study Area as part of available FIPs.

iv. Chain of Title

A chronological chain of title was prepared by READ Abstracts Limited for a larger parcel of land which is owned by Brigil and includes the Phase One Property. The chain of title provides the names of historical owners, lessees and dates of ownership for the Phase One Property from 1864 to 2013, when the Property had been transferred to the present-day ownership. The legal description as obtained from the Chain of Title was Part of Lot 35, Concession 3, Rideau Front,

and Part of the Road Allowance between Concession 2 (Ottawa Front) and Concession 3 (Rideau Front), Nepean, with property identifier numbers of 04694-0048 and 04694-0570.

Based on additional historical research completed as part of this Phase One ESA and a review of the chain of title, the Phase One Property was agricultural with no developed use prior to 1962. A chain of title ownership summary was prepared dating back to 1864 and is presented in Table 2 below. A copy of the Chain of Title for the Phase One Property, as prepared by READ Abstracts Limited for a larger parcel of land which is owned by Brigil and includes the Phase One Property is provided in Appendix C.

Table 2: Chain of Title Ownership Summary

Year(s)	Phase One Property Ownership
Part of Lot 35, Concession 3, RF	
Prior to 1864	Thomas Stapleton, James & John Bearman
1864	Phillip Stapleton, Thomas E. Bearman
1864 to 1872	John S. Stapleton, Thomas E. Bearman
1872 to 1882	John S. Stapleton, Edward Watson
1882 to 1902	Thomas Graham, Edward Watson
1902 to 1910	Thomas Graham, John A. Graham
1910 to 1920	John A. Graham
1920 to 1952	Adam H. Acres
1952 to 1965	Craig Construction Equipment Limited
1965 to 1966	Craig Construction Equipment Limited, Reginald A.S. Bruce
1966 to 1972	Craig Construction Equipment Limited, M. Loeb Limited
1972 to 1976	Craig Construction Equipment Limited, John B. Ebbs, in trust
1976 to 1978	Craig Construction Equipment Limited, 315743 Ontario Limited
1978 to 2010	Marion Agnew, 315743 Ontario Limited
2010 to 2011	3223701 Canada Inc., 315743 Ontario Limited
April 6, 2011 to Present	3223701 Canada Inc., 6967230 Canada Inc.

One commercial lease was registered at the Phase One Property including:

- NS58345 – Jul 3, 1979 – Craig Construction Equipment Limited

The Chain of Title research has revealed that the Phase One Property was used by a construction equipment company from 1952 to 1978. The use and presence of a construction equipment company at the Phase One Property has the potential to be associated with various potentially

Contaminating Activities (PCAs), which are documented and discussed in subsequent sections of this report.

v. Environmental Reports

Brigil provided the following seven reports, as well as field notes and analytical data for review as part of this Phase One ESA:

1. "Phase I Environmental Site Assessment Update, 2940 Baseline Road, Ottawa, ON", dated August 2009, completed by Trow Associates Inc. for R.M. Gardiner Construction Company
2. "Environmental Site Remediation Program, Industrial Property, 2940 Baseline Road, Ottawa, Ontario", dated December 23, 2009, completed by Paterson Group Inc. for R.M. Gardiner Construction Ltd.
3. "Environmental Soil Investigation, Proposed Development, 2940, 2946 & 2948 Baseline Road, Ottawa, Ontario", dated June 2013, completed by SPL Consultants Limited for 3223701 Canada Inc. (Brigil Platinum).
4. "Phase One Environmental Site Assessment, 2940 and 2946-2948 Baseline Road, Ottawa, Ontario", dated May 5, 2014, completed by Inspec-Sol Inc. for 3223701 Canada Inc.
5. "Phase Two Environmental Site Assessment, 2940 and 2946-2948 Baseline Road, Ottawa, Ontario", dated December 17, 2014, completed by Inspec-Sol Inc. for 3223701 Canada Inc.
6. "Phase I Environmental Site Assessment, 2940 Baseline Road, Ottawa, Ontario", dated May 11, 2018, completed by GHD Limited for 6382924 Canada Inc.
7. Field Notes and Analytical Reports from verification test pits at 2940 Baseline Road, Ottawa, Ontario. Completed by GHD Limited, June 10, 2019.
8. "Environmental Remediation Program, 2940 Baseline Road, Ottawa, Ontario", dated January 31, 2022, completed by Lopers & Associates for 3223701 Canada Inc.

It should be noted that the aforementioned reports, with reference numbers 2., 4., 5., 6., and 8. were written, supervised and/or reviewed by the author of this report, Mr. Luke Lopers, P.Eng.

Additional field investigation was also completed in 2019 by GHD Limited (7.), as directed and supervised by Mr. Luke Lopers, P.Eng. which further investigated and documented environmental soil quality at the Phase One Property prior to construction.

2009 Phase I Environmental Site Assessment Update by Trow (2009 Trow Phase I ESA)

This report was completed to update previous investigations conducted at the Phase One Property by Trow (Phase I and II ESAs, 2000) and Watters Environmental (2007); these earlier reports were not provided by Brigil and were not reviewed as part of this Phase One ESA. These reports reportedly identified the presence of contaminated soil on the Site, which was documented in historical subsurface investigations.

The 2009 Trow Phase I ESA stated that the former Site building (2940 Baseline Road) was constructed in 1962, expanded in the 1970's and had a two-storey office addition constructed in 1986. At the time of the 2009 Trow Phase I ESA the garage and office on the main floor of the former Site building were vacant; however, these areas of the building had most recently been occupied by Battlefield Construction Equipment. The upper floor of the Site building and exterior buildings were used as office space and equipment storage, respectively, for R.M. Gardiner Construction Equipment Co. Ltd. The presence of an underground storage tank (UST) and aboveground storage tank (AST) and waste oil drums were identified to have formerly been located on the Site. Based on reviewed information, general Site housekeeping practices were suspected to have been poor. A potable water well was identified within the building; the potable well water had reportedly distributed water throughout the building for consumption. Trow identified the former presence of the UST, AST and drums as areas of potential environmental concern (APECs) and recommended additional investigation to assess these APECs.

The former presence of a UST and a service garage at the Phase One Property represent potentially contaminating activities (PCAs). The former presence of a private fuel outlet, which had been operated by former Site occupants, represents PCA #1 associated with the O.Reg. 153/04 PCA: Gasoline and Associated Products Storage in Fixed Tanks. The former presence of a service garage represents PCA #2 and is associated with the O.Reg. 153/04 PCA: Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems. An AST was identified to the west of the former Quonset hut storage building, approximately 5 m south of the Phase One Property; this former AST represents PCA #3 and is associated with the O.Reg. 153/04 PCA: Gasoline and Associated Products Storage in Fixed Tanks.

- Lopers notes that there is overlap of the footprints of these PCAs, in conjunction with each other these PCAs represent APEC #1 for the Phase One Property.

2009 Environmental Site Remediation Program by Paterson (2009 Paterson ESRP)

As part of the 2009 Paterson Environmental Site Remediation Program (ESRP), eight test pits were dug in selected areas at the Property to investigate soil quality in the vicinity of the APECs which were identified in previous reports. Petroleum hydrocarbon (PHC) soil contamination was identified to the east and southeast of the former Site building in the area of former UST and pump island previously located to the southeast of the building, and in the area of former drum and equipment storage.

A remedial soil excavation was advanced from approximate ground surface to a maximum depth of approximately 3.3 m below ground surface (mBGS); the soil excavation was reportedly advanced to approximately 0.3 m below the groundwater table. The excavation was completed to remove the contaminated soil, which was subsequently sent off-Site for disposal. A reported 4,339 metric tonnes of soil were sent to a MECP licensed waste disposal site. Confirmation of

remediation soil sampling was conducted for the base and sidewalls of the remedial excavation. All soil samples, which were considered final, were in compliance with the O.Reg. 153/04 Table 2 criteria. The verification procedures met the Ontario Guidance on Sampling and Analytical Methods for Contaminated Sites in Ontario (1997).

Two post remediation groundwater monitoring wells were installed in the remedial excavation footprint; these wells were installed to straddle the groundwater table. The groundwater analytical results were in compliance with the O.Reg. 153/04 Table 2 criteria. The report concluded that all of contaminated soil identified during previous Site investigations had been remediated.

2013 Environmental Soil Investigation by SPL (2013 SPL ESI)

SPL completed environmental sampling at the time of a concurrent geotechnical investigation at the Phase One Property and the adjacent commercial plaza to the west (lands also owned by Brigil). SPL drilled 10 boreholes as part of the geotechnical investigation, eight of which were sampled for environmental purposes at the time of the 2013 SPL ESI. SPL submitted six samples for laboratory analysis of PHCs, VOCs, metals and PAHs. All of the analytical results for samples collected at the Phase One Property were in compliance with the O.Reg. 153/04 Table 3 criteria, with one exception: one surficial soil sample, which was collected approximately 30 m south of Tower 1 boundary, did have PHC concentrations in excess of the Site Condition Standards. It is noted that environmental remediation was completed on this portion of the Property as part of a concurrent environmental remediation program, discussed further below. The approximate location of the surficial soil exceedance in the central-east portion of the Property represents PCA #4 and is associated with the O.Reg. 153/04 PCA: Gasoline and Associated Products Storage in Fixed Tanks.

2014 Phase One Environmental Site Assessment by Inspec-Sol (2014 Inspec-Sol Phase One ESA)

Inspec-Sol completed the 2014 Phase One ESA at the Phase One Property and the adjacent commercial plaza to the west (lands also owned by Brigil). The 2014 Phase One ESA was required as due diligence requirements to accompany a submission of an application for redevelopment of the Property and adjacent lands to the City of Ottawa. The environmental history of the Phase One Property was reviewed and the reported locations of former fuel storage tanks, the former service garage and the 2009 environmental remediation were inspected visually; no additional concerns were identified with these areas, however, they were considered to represent APEC #1 for the Phase One Property. An additional fuel storage tank location and a locations of a surficial soil sample exceedance (see 2013 SPL ESI) were identified as APECs for the Phase One Property. At the time of the Phase One ESA, the Property was used for commercial (Halloween costume sales) and light industrial (electronics recycling, salvage and processing); no environmental concerns were identified with these operations. A Phase Two ESA was recommended to assess the previously unassessed APECs at the Phase One Property; it was

also recommended this study be completed in general accordance with the O.Reg. 153/04 format requirements.

Four additional potentially contaminating activities were identified at properties in the Phase One Study Area at the time of the 2014 Inspec-Sol Phase One ESA. These PCAs included:

- A UST at the adjacent property to the east – PCA #6 associated with O.Reg. PCA: Gasoline and Associated Products Storage in Fixed Tanks.
- A historical oil spill near the Baseline Road and Monterey Drive intersection, 100 m northeast of the Property – PCA #7 associated with O.Reg. PCA: Gasoline and Associated Products Storage in Fixed Tanks.
- A rail line, approximately 180 m south of the Property – PCA #8 associated with O.Reg. PCA: Rail Yards, Tracks and Spurs.
- A historical transformer oil spill at 142 Valley Stream Drive, approximately 90 m south of the Property – PCA #9.

PCA #6 is considered to contribute to APEC #1 for the Phase One Property. The other PCAs identified at properties in the Phase One Study Area (PCAs #6 to #8) are not considered to represent APECs for the Property based on their distances and/or orientation with respect to the Phase One Property.

2014 Phase Two Environmental Site Assessment by Inspec-Sol (2014 Inspec-Sol Phase One ESA)

The 2014 Inspec-Sol Phase Two Environmental Site Assessment (2014 Inspec-Sol Phase Two ESA) was completed to assess the APECs identified during the 2014 Inspec-Sol Phase One ESA, namely, the potential for soil and groundwater contamination in the vicinity of the former fuel storage tanks, former service garage, former construction yard and 2009 remediation footprint. The 2014 Inspec-Sol Phase Two ESA was supplemented with the soil analytical results from the 2013 SPL ESI, however, two additional boreholes and monitoring wells were installed on the central portion of the Property. A total of eight groundwater samples were collected from seven monitoring wells, six of which were located at the Phase One Property. All of the groundwater samples collected at the Phase One Property during the 2014 Inspec-Sol Phase Two ESA were in compliance with the Site Condition Standards. Lopers notes that one surficial soil sample exceedance for PHCs was observed in the vicinity of PCA #4 - the exceedance noted by SPL during the 2013 SPL ESI (30 m south of the Tower 1 Boundary). Lopers notes that groundwater samples were collected from APEC #1 at the Property and in the vicinity of PCA #3 and PCA #4, all of which were in compliance with the Site Condition Standards.

- At the time of the 2014 Inspec-Sol Phase Two ESA, it is Lopers interpretation that PCA #3 and PCA #4 represented APEC #1 for the soil at the Phase One Property.

2018 Phase I Environmental Site Assessment by GHD (2018 GHD Phase I ESA)

GHD completed the 2018 Phase I ESA at the Phase One Property and the adjacent commercial plaza to the west (lands also owned by Brigil). The 2018 GHD Phase I ESA was completed for due diligence requirements on behalf of Brigil's financial institution. The findings from the Phase I ESA were largely consistent with the aforementioned studies. GHD did not identify any new environmental liabilities or APECs at the Phase One Property. GHD did note that a remediation program would be required on the central-east portion of the Phase One Property at the time of redevelopment.

2019 Field Notes and Analytical Data from verification test pits (2019 GHD Verification Test Pits)

GHD was engaged by Brigil to complete some additional verification test pits prior to Brigil's construction representatives removing soil from the Property. A total of 12 test pits were dug on June 10, 2019, all of which were located at the Phase One Property in the vicinity of APEC #1. Worst case soil samples were submitted for laboratory analysis PHCs and BTEXs; the samples for analysis were selected based on field observations of staining, odours and/or combustible vapour screening results. Two test pits located approximately 30-50 m south of the Tower 1 footprint did have PHC concentrations in excess of the Site Condition Standards at depths ranging from approximately 2.0-2.5 m BGS. These soil exceedances are located in the vicinity of PCA #3 and PCA #6 and contribute to APEC #1 for the Phase One Property.

- For illustrative purposes, the soil exceedances identified during the 2019 test pitting program have been identified as PCA #5 and are associated with O.Reg. PCA: Gasoline and Associated Products Storage in Fixed Tanks. This PCA #5 in conjunction with other PCAs in close proximity represent APEC #1 for the Phase One Property (see Figure 2).

All of the other samples collected from the Phase One Property were in compliance with the Site Condition Standards, including the samples recovered from test pits dug in the footprint of the former commercial/industrial building on the north portion of the Property.

2022 Environmental Remediation Program by Lopers (2022 Lopers ERP)

An Environmental Remediation Program was completed to address the PHC soil contamination identified during the 2019 GHD Verification Test Pits in the proposed Tower 2 footprint (central portion of Property).

A remedial soil excavation was completed in conjunction with the mass excavation of soil for the proposed Tower 2 foundation. The environmental remedial component of the excavation was located along the east property limits in the Tower 2 footprint. The remedial excavation was advanced from approximate ground surface to a maximum depth of approximately 3.3 m below ground surface (mBGS). Following confirmation of remediation soil sampling, the excavation was further advanced to between 6 and 8 mBGS to accommodate 2 levels of underground parking; the additional soil excavation was managed as clean fill.

Confirmation of remediation soil sampling was conducted for the base and sidewalls of the remedial excavation, as per MECP Guidance documents. All of the analyzed confirmation of remediation soil samples were in compliance with the Site Condition Standards as of the certification date of December 9, 2021.

The excavated contaminated soil was sent off-Site for disposal. A total of 2,798.86 metric tonnes of soil was disposed of at the Waste Connections Canada Ottawa Landfill site. No further environmental investigation or remediation was recommended at the Property.

b) Environmental Source Information

A review of the readily available environmental source information records was completed as part of this Phase One ESA.

As part of environmental source information review, a review of a recently completed Environmental Risk Information Systems (ERIS), who completed a search of their records of environmental data bases at the Site, was conducted. The pertinent search results to this Phase One ESA are presented in the following subsections. A copy of the ERIS database search dated April 6, 2018 is included as Appendix D.

National Pollutant Release Inventory

The National Pollutant Release Inventory (NPRI) is a database maintained by Environment and Climate Change Canada (ECCC). Reporting of releases of pollutants into the natural environment are reported annually by corporations and/or their representatives and posted for public record by ECCC. Presently, data is available and posted for the years 1994 through 2017. No records were identified within 250 m of the Phase One Property during a review of the posted NPRI data on the ECCC electronic website on April 7, 2021 and the results were confirmed through a recently completed ERIS search, dated April 6, 2018.

Polychlorinated Biphenyl (PCB) Inventories

The MECP, formerly known as the Ministry of Environment and Energy, published the "Ontario Inventory of PCB Storage Sites". The inventory documented the company information, physical address, number of tonnes of liquid PCBs by region. No records were identified within 250 m of the Phase One Property during a review this document and the results were confirmed through a recently completed ERIS search, dated April 6, 2018.

The ERIS search also reviewed the National PCB Inventory, which details in use PCB containing equipment in federal, provincial and private facilities; this database was last updated in 2008. No records were identified at the Phase One Property during a review this database.

Environmental Instruments

Environmental Instruments, such as Environmental Compliance Approvals (ECAs), Certificates of Approval (CAs), Environmental Activity and Sector Registry (EASR), Environmental Registry (EBR),

Permits to Take Water (PTTWs), Risk Management Plans (RMPs), and Certificates of Property Use (CPUs) are maintained by the MECP on a property specific basis and can generally be obtained by submitting a Freedom of Information (FOI) request. If records exist, they can generally be obtained through the MECP through additional communications. The subcontracted ERIS search also confirms the filing of any such records associated with properties.

An FOI request was submitted to the MECP as part of this Phase One ESA; however, a response was not received in the timeframe permitted as part of this mandate; a copy of the FOI request is included as Appendix E. The ERIS search identified two records of environmental instruments at the Phase One Property, including an EASR and an EBR listings. The EASR and EBR records were issued to Foxy Recycle Inc. in 2014 and 2015, for a waste management system and waste processing at 2940 Baseline Road. The activities associated with these records pertain to an electronics waste processing facility. The aforementioned records are not related to PCAs and do not represent APECs for the Phase One Property.

Inventory of Coal Gasification Plants

The document "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume II", produced by Intera Technologies Ltd. for the Ontario Ministry of the Environment, dated July 1988 was reviewed as part of this Phase One ESA. No records were identified within 250 m of the Phase One Property during a review of this document and the results were confirmed through a recently completed subcontracted ERIS search, dated April 6, 2018.

Environmental Records of Incidents, Orders, Offences, Spills, Discharges of Contaminants or Inspections maintained by the Ministry

Environmental records of incidents, orders, offences, spills, discharges of contaminants or inspections are maintained by the MECP on a property specific basis and can generally be obtained by submitting a Freedom of Information (FOI) request. If records exist, they can generally be obtained through the MECP through additional communications. The subcontracted ERIS search also confirms the filing of such records associated with properties.

An FOI request was submitted to the MECP as part of this Phase One ESA; however, a response was not received in the timeframe permitted as part of this mandate; a copy of the FOI request is included as Appendix E. The ERIS search did not identify any records of environmental records at the Phase One Property.

Historical environmental records presented in previous environmental reports identified the following discharge of contaminants at a property in the Phase One Study Area.

At the time of construction in 1988 at the adjacent property addressed as 2932 Baseline Road, located adjacent to the east of the Property, Terez Corp. discovered inactive USTs and it was suspected that fuel had been historically released from these USTs. The records reported that an unknown volume of fuel product had been released from these USTs. It is suspected that

these waste registrations were associated with the former contractor's garage and work yard, which was historically present at the adjacent property to the east. The presence of a UST at the adjacent property represents PCA #6 and is associated with the O.Reg. 153/04 PCA: "Gasoline and Associated Products Storage in Fixed Tanks" (PCA #3). This PCA #6 is considered to contribute to APEC #1 for the Phase One Property.

Two spills, which were interpreted as PCAs were identified at properties in the Phase One Study Area at the time of the 2014 Inspec-Sol Phase One ESA. These included:

- A historical oil spill near the Baseline Road and Monterey Drive intersection, 100 m northeast of the Property – PCA #7 associated with O.Reg. PCA: Gasoline and Associated Products Storage in Fixed Tanks.
- A historical transformer oil spill at 142 Valley Stream Drive, approximately 90 m south of the Property – PCA #9.

PCA #6 is considered to contribute to APEC #1 for the Phase One Property. The other PCAs identified at properties in the Phase One Study Area (PCAs #6 and #8) are not considered to represent APECs for the Property based on their distances and/or orientation with respect to the Phase One Property.

Waste Management Records

Waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (General — Waste Management) made under the Act, or its predecessors are maintained by the MECP on a property specific basis and can generally be obtained by submitting a Freedom of Information (FOI) request. If records exist, they can generally be obtained through the MECP through additional communications. The subcontracted ERIS search also confirms the filing of such records associated with properties.

An FOI request was submitted to the MECP as part of this Phase One ESA, however, a response was not received in the timeframe permitted as part of this mandate; a copy of the FOI request is included as Appendix E. The ERIS search identified 10 records of environmental waste generators at the Phase One Property.

Battlefield Equipment Rentals, identified at the Phase One Property, was listed as a generator of Petroleum Distillates and Waste Oils & Lubricants from 1999 to 2001. Toromont Industries Ltd., identified at the Phase One Property, was listed as a generator of Petroleum Distillates, Alkaline Wastes – Heavy Metals, Aliphatic Solvents and Waste Oils & Lubricants from 2002 to 2009. Craig Ltd., identified at the Phase One Property, was listed as a generator of Waste Oils & Lubricants from 1999 to 2000. It is suspected that these waste registrations were associated with the former contractor's garage and work yard, which was historically present at the Phase One Property. The presence of contractor operations, equipment maintenance, service and repair and fuel storage are suspected to have been associated with the PCAs of "Gasoline and

Associated Products Storage in Fixed Tanks" (PCA #1) and "Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems" (PCA #2). These PCAs #1 and #2 are considered to represent APEC #1 for the Phase One Property.

Foxy Recycle Inc., identified at the Phase One Property, was listed as a generator of Aliphatic Solvents and Other Specified Inorganics from 2012 to 2015. Electronic Distributors International Inc., identified at the Phase One Property, was listed as a generator of Aliphatic Solvents and Other Specified Inorganics from 2016 to at least 2017. It is suspected that these waste registrations were associated with the former waste electronics collection, processing and storage operations, which were historically present at the Phase One Property. These activities are not associated with PCAs and are not considered to represent APECs for the Phase One Property.

Based on historical research summarized as part of previous environmental reports, the following three waste generator registrations were observed within 250 m of the Phase One Property and are considered to be associated with PCAs:

- Eds Canada, which was identified at 2934 Baseline Road, located adjacent to the east of the Property, was registered as a waste generator of metals, oil skimming's, waste oil/lubricants, and petroleum-based sludges.
- SNC Lavalin O & M, which was identified at 2934 Baseline, located adjacent to the east of the Property, was registered as a waste generator of metals, oil skimming's, waste oil/lubricants, and petroleum-based sludges.
- Standard Life, which was identified at 2936 Baseline Road, located adjacent to the east of the Property, was registered as a waste generator of petroleum-based oil/sludges.

The aforementioned waste generator registrations are suspected to have been associated with the PCA of "Gasoline and Associated Products Storage in Fixed Tanks" (PCA #6). This PCA #6 is considered to contribute to APEC #1 for the Phase One Property.

The locations of these PCAs are depicted on Figure 3: Surrounding Land Use and are summarized in Table 6 in Section 7. (b).

MECP Property Specific Reports

Reports submitted to the Ministry related to environmental conditions are maintained by the MECP on a property specific basis and can generally be obtained by submitting a Freedom of Information (FOI) request. If records exist, they can generally be obtained through the MECP through additional communications. The subcontracted ERIS search also confirms the filing of such records associated with properties.

An FOI request was submitted to the MECP as part of this Phase One ESA; however, a response was not received in the timeframe permitted as part of this mandate; a copy of the FOI request is included as Appendix E. The ERIS search did not identify any records of environmental reports at the Phase One Property.

Technical Standards and Safety Authority

Records of retail fuel storage tanks, retail fuel outlets, spills, releases, and other associated information is maintained by the Technical Standards and Safety Authority (TSSA). These records can be obtained through electronic communications with the TSSA. The subcontracted ERIS search also confirms the filing of such records associated with properties.

The TSSA was contacted by email to complete a search of available records associated with the current property address, the known former property address of the former retail fuel outlet and addresses of surrounding properties with historical environmental listings (based on other historical research). The TSSA response, received on March 1, 2021, did not identify the presence of any fuel storage tanks at the Phase One Property or immediately adjacent properties. A copy of the TSSA response is included as Appendix F.

The subcontracted ERIS search did not identify any records of private and retail fuel storage tanks or historic incidents in the Phase One Study Area.

Registry Filings

Records of notices and instruments, including records of site condition (RSC), which have been posted in the environmental registry, are maintained by the MECP. These records can be reviewed electronically on the MECP Environmental Site Registry (ESR) website. The subcontracted ERIS search also confirms the filing of such records associated with properties. The website was reviewed for RSCs filed at the Phase One Property and in the Phase One Study Area; no RSCs have been filed for the Phase One Property or for any properties in the Phase One Study Area.

Areas of Natural and Scientific Interest

Records of areas of natural and scientific interest (ANSIs) formerly referred to as areas of natural significance, are maintained by the Ministry of Natural Resources and Forestry (MNRF), and are available for review on the Ontario GeoHub website. The website was reviewed on April 5, 2021 for records of ANSIs in the Phase One Study Area. There were no ANSIs identified within 250 m of the Phase One Property.

Current and Historical Landfills

Records of historical and operating landfills is maintained by the MECP. The document "Waste Disposal Site Inventory", produced by the Ontario Ministry of the Environment, dated June 1991 was reviewed as part of this Phase One ESA. No records were identified within 250 m of the Phase One Property during a review of this document.

The City of Ottawa contracted Golder Associates Ltd. to conduct an inventory and assessment of former waste disposal sites in within the City of Ottawa. The document "Old Landfill Management Strategy, Phase 1 – Identification of Sites, City of Ottawa, Ontario", produced by Golder Associates Ltd., finalized October 2004, was reviewed as part of this Phase One ESA. No

records of active or former landfills were identified within 250 m of the Phase One Property during a review of this document.

City of Ottawa Historical Land Use Inventory

The City of Ottawa's Planning, Infrastructure and Economic Development department was contacted to complete a search of the Historical Land Use Inventory (HLUI) maintained by the City. Through the HLUI response, received on June 21, 2021, Lopers interpreted that there was one activity (of environmental significance) associated with the Phase One Property and there were five activities at neighbouring properties in the Phase One Study Area, including:

- Battlefield Equipment, R.M. Gardiner Construction, Craig Construction Equipment were identified at the Phase One Property. This listing was previously identified as PCA/APEC #1.
- Allied Building Supplies, Campeau Corporation, an unnamed lumber yard and three USTs were identified at the adjacent property to the east. This listing was previously identified as PCA #6 which contributes to APEC #1.
- A rail line was identified approximately 180 m south of the Property, with a spur line extending approximately 80 m southeast of the Property – PCA #8 associated with O.Reg. PCA: Rail Yards, Tracks and Spurs.
- A Texaco Pipeline was depicted at several neighbouring properties west of Costello Avenue, the closest of which to the Property is 200 m east. This activity represents – PCA #10PCA #10 associated with O.Reg. PCA: Gasoline and Associated Products Storage in Fixed Tanks.

Additional activities were identified at properties in the HLUI study area; however, these activities were not interpreted to have been associated with PCAs. With the exception of the listings at the adjacent property to the east, none of the identified listed 'activities' at neighbouring properties were considered to represent APECs during a review of the HLUI. A copy of the HLUI response letter is included in Appendix G.

c) Physical Setting Sources

i. Aerial Photographs

Aerial Photographs were reviewed for the Phase One Property and Phase One Study Area from available sources as part of the historical review. Aerial photographs were reviewed from historical research previously completed in the Phase One Study Area, Google Earth Aerial Imagery and from the City of Ottawa's geoOttawa GIS tool. Aerial Photographs were reviewed over the period of 1951 through 2019, which depict development at the Phase One Property. A summary of the information gleaned from the aerial photographs is provided below. Copies of the aerial photographs reviewed are provided in Appendix H.

1951 Aerial Photograph

The Phase One Property appears to be undeveloped or used for agricultural purposes in the 1951 Aerial Photograph. The present-day Baseline Road Right-of-Way runs along the north limit of the Phase One Property. The Phase One Study Area appears to be used primarily for agricultural purposes, with some rural residential buildings present to the north and northeast of the Phase One Property. A creek is present to the north of Baseline Road and further east of the Property, approximately 40 m north and 150 m east of the Phase One Property, respectively.

1958 Aerial Photograph

No significant changes appear to have been made to the Phase One Property. The neighbouring property to the east appears to be partially developed and occupied for commercial/industrial purposes. A railway has been constructed approximately 180 m south of the Property. No other significant changes appear to have been made to the neighbouring properties in the Phase One Study Area.

1965 Aerial Photograph

What appears to be the north portion of the former industrial building has been constructed on the north portion of the Phase One Property. The south portion of the Phase One Property appears to be used for industrial purposes associated with the aforementioned building. Increased industrial development and use is apparent at the neighbouring property to the east. No other significant changes appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

1976 Aerial Photograph

An addition has been constructed onto the south side of the former industrial building at the Phase One Property. The properties to the north of Baseline Road and further (180 m) east of the Phase One Property have been developed for residential purposes. Soil disturbance, suspected to be associated with preliminary commercial development, is apparent at the neighbouring property to the west. No other significant changes appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

1982 Aerial Photograph

The neighbouring property to the west has been developed with the present-day commercial building. No other significant changes appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

1991 Aerial Photograph

The neighbouring property to the east has been redeveloped with the three present-day commercial office buildings and parking garage. Increased residential development is apparent further to the northwest, west, south and east of the Property. No other significant changes

appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

1996 Aerial Photograph

No significant changes appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

2005 Aerial Photograph

No significant changes appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

2011 Aerial Photograph

No significant changes appear to have been made at the Phase One Property or at the neighbouring properties in the Phase One Study Area.

2019 Aerial Photograph

The former industrial building at the Phase One Property has been demolished and there appears to be no occupied use of the Property. Excavation and shoring activities associated with redevelopment are apparent on the north portion of the Phase One Property and depict excavation to the boundaries of the Tower 1 footprint. No significant changes appear to have been made at the neighbouring properties in the Phase One Study Area.

As previously noted, the historical use of the Phase One Property includes PCAs #1 and #2 and the adjacent property to the east includes PCA #6; these PCAs represent APEC #1 at the Property. A railway line approximately 180 m south, also previously identified, represents PCA #8. The land use associated with these PCAs is evident as early as 1958 as observed through historical aerial photographs.

ii. Topography, Hydrology, Geology

The Ontario Ministry of Natural Resources and Forestry's (MNRF's) Topographic Map GIS website was used to produce a topographic map showing the location of the Phase One Property, nearby water bodies and the regional topography of the Phase One Study Area. A copy of the Topographic Map is provided in Appendix I. The regional topography in the Phase One Study Area generally slopes downward to the north and northeast. The Phase One Property is generally at grade with the neighbouring properties. The nearest surface water body identified on the mapping is Graham Creek, located approximately 90 m north and 90 m east of the Phase One Property, respectively. The Ottawa River is located approximately 2.2 km north of the Phase One Property.

Information on the regional surficial soil was obtained from the Geological Survey of Canada map 1425A titled Surficial Materials and Terrain features Ottawa Hull. Based on a review of the map, the natural soil conditions in the Phase One Study Area consist of "Abandoned River

Channel Deposits of silt and silty clay; commonly including lenses of sand and generally underlain at variable depth by unit 3. 7. Stratified, buff, medium grained sand; unfossiliferous; locally reworked into low dunes".

Information on the regional bedrock was obtained from the Ontario Geological Survey Map P2716 titled 'Paleozoic Geology Ottawa Area'. Based on a review of the map, the Phase One Study Area is underlain by bedrock of the Oxford Formation, described as a "sublithographic to fine crystalline dolostone".

Well records and borehole logs, obtained from the MECP Water Well Records database, the subcontracted ERIS search and from historical investigations at the Phase One Property were reviewed. Based on these records, the general stratigraphy of the Phase One Property and Phase One Study Area consists of sand and gravel fill, underlain by silty clay, followed by silty sand and gravel (till). The overburden soil is underlain by interbedded limestone and/or dolostone bedrock, which was encountered at approximately 12 m below ground surface.

iii. Fill Materials

No fill material, other than granular fill used as a construction material, was observed at the Phase One Property as part of recent subsurface investigations and remediation.

As part of construction of the subject building, new granular base fill material is expected to have been used for Site preparation, foundation backfill and grading; this fill type is not considered to represent a PCA, as would be quarry-derived material and gravel does not meet the definition of soil.

iv. Water Bodies and Areas of Natural Significance & Ground Water Information

The nearest surface water body identified on the mapping is Graham Creek, located approximately 90 m north and 90 m east of the Phase One Property, respectively. The Ottawa River is located approximately 2.2 km north of the Phase One Property. There were no areas of natural and scientific interest (ANSIs or areas of natural significance) identified in the Phase One Study Area.

The Phase One Property and Study Area are not located in the vicinity of any well-head protection areas or other designation identified by the City of Ottawa in its official plan for the protection of ground water. The Phase One Study Area is serviced by municipally treated drinking water. No private or agricultural water supply wells are located within the Phase One Study Area.

v. Well Records

Well records and borehole logs, obtained from the MECP Water Well Records database, the subcontracted ERIS search and from historical investigations at the Phase One Property were reviewed. A former water supply well was historically present within the former industrial building at the Property. This former water supply well was drilled in 1961 and provided water

supply for the occupants of the building, however, it had also been reported in 2009 and 2014 that it was not used for drinking water; bottled water was provided for drinking for the building occupants. The former water supply well was abandoned by a licensed well driller in accordance with O.Reg. 903, in 2019.

Monitoring well clusters (a total of 6 monitoring wells clusters) are located in the Phase One Study Area. Based on these records, the general stratigraphy of the Phase One Property and Phase One Study Area consists of sand and gravel fill, underlain by silty clay, underlain by sand and gravel. The approximate depth to bedrock is expected to range from 10 to 12 m below ground surface (m BGS), with a groundwater table at approximately 2 to 3 m BGS.

Three historic potable water supply wells were identified in the Phase One Study Area during a review of the MECP Water Well Records database, however, these wells were drilled in the 1950s and were located at properties that have since been redeveloped. Additionally, the Phase One Study Area is provided with municipally treated non-potable water and as such it is not suspected that these wells remain in use.

d) Site Operating Records

Lopers was not provided any Site Operating Records from historical operations conducted at the Phase One Property as part of this assessment. The Property was under construction for mixed residential and commercial use at the time of the Phase One ESA with a building footprint that encompasses most of the Property.

Based on historical investigations, the Phase One Property was historically operated as a construction equipment rental business with associated fuel storage tanks and equipment servicing (repair garage). The presence of former fuel storage tanks and a service garage are associated with the PCAs of "Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems" (PCA #2). These PCA #1 and PCA #2 are considered to represent APEC #1 for the Phase One Property.

Since it is known that there was fuel dispensing and storage and a service garage on the Phase One Property and these are PCAs and are considered to represent APEC #1, the absence of any such historical records from the former construction equipment rental business and/or service garage at the Property is not expected to change the findings or the conclusions of this assessment.

5. Interviews

An in-person interview was completed on the day of the Site Investigation (March 2, 2021) with Mr. Philip Thibert, Project Manager – Land Development and Infrastructure for Brigil Construction. Mr. Thibert has been familiar with the Phase One Property since at least 2019.

Mr. Thibert stated that the former industrial building, which had been converted for commercial and light industrial purposes following purchase of the Site by Brigil, was demolished and subsequent construction of the new residential building with a commercial ground floor began in 2019. Mr. Thibert stated that the former tenants of the Site building used the property generally for commercial and light industrial purposes, including electronics processing for recycling and Halloween costume sales. Mr. Thibert was not aware of any spills or poor environmental management practices associated with the former commercial tenants who operated at the Phase One Property since acquisition by Brigil.

Mr. Thibert stated that, based on available information, Brigil purchased the property following the completion of an environmental remediation program by others in 2009. Mr. Thibert stated that no indications of environmental contamination were reported by construction representatives during Site-wide excavation for the new building footprint.

Mr. Rory Gardiner (representing R.M. Gardiner Construction, the former Property owner of 2940 Baseline Road) was interviewed by telephone on April 29, 2014 by Mr. Lopers as part of the 2014 Inspec-Sol Phase One ESA. At the time of the interview Mr. Gardiner reported that he had been familiar with the Phase One Property for approximately 37 years. Mr. Gardiner stated that the Property had been owned and operated by his father-in-law since it was first developed for use as a construction equipment supplier in the early 1960's. Mr. Gardiner stated that he occupied the Site for office purposes only and had minimal involvement with the tenants who leased the other portion of the Site for construction equipment rental, storage and repair. Mr. Gardiner stated that the construction equipment company (Battlefield) regularly performed service and repair on heavy machinery. Mr. Gardiner stated that he was not aware of any historical heating sources of the building, but stated that the building had been heated by natural gas since his involvement. Mr. Gardiner stated that a former underground storage tank (UST) and pump island were located to the southeast of the former building, while a former fuel aboveground storage tank (AST) was located to the west of the former Quonset hut storage building. Mr. Gardiner stated that the aforementioned AST, UST and pump islands were removed from the Site, however, he was unaware of timelines for their removal. Mr. Gardiner indicated that he was aware of a spill which occurred historically on the adjacent property to the east, while that property was owned by Campeau Construction; Mr. Gardiner indicated that the at least some of the contamination removed during the 2009 remediation program was likely associated with this spill.

Mr. Shaun Hughes, owner of Foxy Recycle was present and was interviewed at the time of the Site inspection on March 27, 2014 by Mr. Lopers for the 2014 Inspec-Sol Phase One ESA. Mr. Hughes stated that he has been involved with the Site (2940 Baseline Road) for more than three years, during which time he has operated an electronics and metal salvage and processing business. Mr. Hughes stated that Foxy Recycle does not have any bulk storage of chemicals or fuels and only maintains a small quantity of cleaning chemicals. Mr. Hughes stated that in addition to the processing and storage of waste electronics and metal, Foxy Recycle also used the Site as office space and as a sales centre. Mr. Hughes stated that several monitoring wells had been installed on the property as part of a recent (2013) soils investigation. Mr. Hughes also stated that an operational water supply well is present in the subject building, however, drinking water was provided through bottled water. Mr. Hughes stated that the costume retail store in the north portion of the Site building had been in operation for approximately 3 years. Mr. Hughes also stated that Cody Party Rental owned and used some storage trailers on the Site.

Mr. Eric Lauriault, property manager and representative of the owner of the Site (Brigil), was present and was interviewed at the time of the Site inspection on March 27, 2014 by Mr. Lopers. Mr. Lauriault stated that he has been involved with the Site for approximately one year. Mr. Lauriault stated that the Phase One Property had been used for commercial (retail costume sales) and light industrial (electronics/metal salvage) purposes since approximately 2010. Mr. Lauriault was not aware of any environmental concerns with the current use of the Site or immediately adjacent neighbouring properties.

As noted throughout the report, the assessor and author of this report, Mr. Luke Lopers, P.Eng., has been familiar with the Phase One Property since 2009 and has extensive knowledge of the Property's environmental history. Mr. Lopers has completed and/or supervised various phases of environmental assessment and remediation at the Phase One Property, including the following investigations:

- 2009 Paterson Group Environmental Site Remediation Program
- 2014 Inspec-Sol Phase One Environmental Site Assessment
- 2014 Inspec-Sol Phase Two Environmental Site Assessment
- 2018 GHD Phase I Environmental Site Assessment
- 2019 GHD Verification Test Pits
- 2022 Lopers Environmental Remediation Program

The interviews identified the presence of the former fuel storage tanks and former service garage at the Phase One Property. Both of the aforementioned activities represent PCAs which are interpreted as APEC #1 for the Phase One Property. The information gleaned through interviews is consistent with other information sources reviewed as part of this Phase One ESA and is considered to be valid.

6. Site Reconnaissance

a) General Requirements

The Phase One Site Investigation was completed on March 2, 2021 between the hours of 11:00 AM and 1:30 PM. Weather conditions were sunny with an ambient air temperature of approximately -13 degrees Celsius. The Phase One Property was under construction with the first (Tower 1) of three proposed multi-storey buildings with two underground levels, at the time of the Site Investigation. The Site Investigation was completed by Mr. Luke Lopers, who is a registered Professional Engineer (Environmental) in the province of Ontario and a Qualified Person (QP) for Environmental Site Assessments, and has been conducting Phase I/One Environmental Site Assessments and environmental reconnaissance since 2006. Mr. Lopers was accompanied by Mr. Philip Thibert, Project Manager – Land Development and Infrastructure for Brigil Construction.

In addition to the Site visit completed as part of this investigation, Mr. Lopers has also supervised historic Phase One ESAs and Phase Two ESAs and 2 Environmental Remediation Programs at the Phase One Property, most recently in 2021. Mr. Lopers has been familiar with the environmental history of the Phase One Property since 2009.

Photographs were taken of the exterior of the Phase One Property and on the interior of the building. A copy of the Photographic Log and written descriptions of the photos are provided in Appendix J.

b) Specific Observations at Phase One Property

The Phase One Property was under construction with the first (Tower 1) of three proposed multi-storey mixed use residential and commercial buildings on the north portion of the Property at the time of the Site Investigation.

The building was under construction with the structure having been completed and the interior and exterior finishes pending installation. There were two storeys of underground parking, the ground level has a proposed commercial use and the storeys above are to be occupied by residential apartment units. The entrance to the underground parking levels is present on the south wall of the building, while entrances to the future commercial units and common areas of the building will be provided on the north, west and south sides of the building. The exterior of the building was poured and/or precast concrete. The building's roof had not yet been completed at the time of the Site visit. Three sumps were identified in the lowest underground parking level. The sumps extended approximately 1.8 m below the floor slab and were actively managing stormwater at the time of the Site Investigation. The sumps discharge to the municipal storm sewer system.

No aboveground storage tanks (ASTs) or visual indications of the presence of underground storage tanks (USTs), such as vent and fill pipes or access hatches, were observed as part of the Site Investigation. It was reported that there had been a historical AST and UST at the Property, however, these tanks were removed prior to an environmental remediation program completed in 2009.

No potable water wells were observed at the Phase One Property during the Site Investigation. The Phase One Property is provided with potable water by the City of Ottawa through an underground connection from Finch Private to the west of the building.

Underground utility corridors for sanitary and storm sewers, potable water, private electricity and natural gas lines lead to the building, generally from Baseline Road to the north.

It is expected that the building will be heated with natural gas fired furnaces and or heating, ventilating and air conditioning (HVAC) units. Based on historical Site visits by Lopers prior to the historical Site building demolition, the heating and cooling systems at the former commercial/light industrial building were natural gas fired HVAC units.

There were no significant cracks or stains on the concrete floors of the building. A temporary sump was observed below the tower crane on the lower underground parking level; there were no odours, or sheens on the water surface.

The building was connected to the City of Ottawa municipal sanitary sewer system. There were no septic tanks or leaching beds observed at the Phase One Property as part of the Site Investigation. There are no septic tanks or leaching beds at the Property.

The entirety of the Tower 1 footprint is developed with the associated structure, with the majority of the remainder of the Phase One Property surfaced with gravel/granular fill and used as a construction staging area for the on-going Site development.

There were no current or former railway lines, tracks or spurs identified at the Phase One Property. A rail line is present approximately 180 m south of the Phase One Property and it was reported that a spur line historically extended onto the neighbouring property to the east, approximately 80 m southeast of the Property.

No surficial staining was observed on the gravel covered surfaces of the Phase One Property during the Site Investigation. No stressed vegetation was observed.

i. Enhanced Investigation Property

The Phase One Property historically operated as a service garage. The Phase One Property is hence an enhanced investigation property.

The former service garage was constructed in 1962 and was used for servicing construction equipment for the various construction equipment rental & supply companies who historically operated at the Property. There were formerly two interior floor drains in the east portion of the

service garage; at the time of the 2014 Inspec-Sol Phase One ESA the drains were full of sediment, however, it was reported that they drained into the municipal sanitary system. The service garage building was most recently used for light industrial purposes until circa 2018 when the former electronic recycling company left the Property.

The various former construction equipment rental companies operated at least two fuel storage tanks, a UST formerly located southeast former garage building and an AST on the central portion of the Property. There were reported spills from the UST and an environmental remediation program was completed at the Site in 2009 to address the environmental soil exceedances resulting from the former industrial use of the Property.

The former commercial/light industrial building at the Property was demolished circa 2019. The soils at the Property were excavated to the Property limits and down to approximately 7 m BGS, which is substantially below the static water table.

c) Land Use Observations of the Phase One Study Area

Properties in the Phase One Study Area were reviewed from publicly accessible Rights-of-Way as part of the Site Investigation on March 2, 2021. Uses of these lands were noted and any potential presence of PCAs was also assessed. Neighbouring land uses were recorded as follows:

North: Baseline Road, followed by residential dwellings.

East-north: Three commercial office towers and a parking garage followed by Monterey Drive and residential townhouses. Graham Creek was observed near the intersection of Baseline Road and Monterey Drive; the creek was flowing to the northwest.

East-south: Residential townhouses followed by Gladecrest Court and residential townhouses.

South: Residential townhouses, followed by Valley Stream Drive and subsequent residential developments. A rail line is present approximately 180 m south of the Site.

West: Commercial Plaza, followed by Sandcastle Drive, followed by residential dwellings.

Neighbouring land uses are shown on Figure 3: Surrounding Land Use. No indications of PCAs were observed during the review of land use in the Phase One Study Area. The rail line, which represents PCA #8, is indicated on Figure 3. The current uses of the neighbouring properties are not considered to represent any APECs for the Phase One Property.

7. Review and Evaluation of Information

a) Current and Past Land Use

The current and past land use of the Phase One Property, dating back to the first developed use, is provided in Table 4 below.

Table 3: Current and Past Land Use

Year	Name of Owner	Description of Property Use	Property Use	Other observations from historical sources
1864 - 1952	Individuals	Interpreted to have been agricultural purposes and was undeveloped.	Agricultural or other use	Property owned by individuals. 1951 aerial photographs show Property in undeveloped condition.
1952 - 1962	Craig Construction Equipment Limited			Title search indicates a construction equipment rental company purchased the Property in 1952. Aerial photograph from 1958 shows the likely presence of a residential building, based on shape and location, on the central-south portion of the Property.
1962 - 1978	Craig Construction Equipment Limited	The central portion of the Phase One Property has been developed with the former construction equipment headquarters and service garage building.	Commercial Use and Industrial Use	Previous reports identify the date of construction as 1962. Aerial photograph from 1965 shows the presence of the former commercial/industrial building. Property listed as Craig Construction Equipment Limited in the 1965 City Directories. Previous environmental reports document the continued use of the Property by a construction equipment company in 2009.
1978 – 2010	Marion Agnew			
2010 - 2019	3223701 Canada Inc.	Property operated as a retail storefront and a processing and storage facility for an electronics recycling company.	Commercial Use and Industrial Use	Documented through historical environmental reports and Site inspections (2013, 2014, 2018).
2019 - Present	3223701 Canada Inc.	Property under construction with a multi-storey building on north portion of Site proposed for mixed commercial and residential occupancy.	Commercial Use and Industrial Use	Site Investigation confirmed that the Property was under construction with a new building. A review of the 2019 aerial photograph illustrates excavation across approximately the northern 1/3 of the Property.

b) Potentially Contaminating Activity

Four Potentially Contaminating Activities were identified at the Phase One Property and are summarized in Table 5 below.

Table 4: Potentially Contaminating Activities at the Phase One Property

PCA Report Reference No.	Potentially Contaminating Activity	Location
1	Former private fuel outlet (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Northeast portion of the Phase One Property
2	Former service garage (O.Reg. 153/04 PCA Item 52: Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems)	North-central portion of the Phase One Property
3	Reported former Aboveground Storage Tank (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Central portion of the Phase One Property
4	Reported surficial staining and surficial soil samples with exceedances of the Site Condition Standards (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	East-central portion of the Phase One Property
5	Reported soil samples with exceedances of the Site Condition Standards from the approximate depth of the groundwater table (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	East-central portion of the Phase One Property

Additionally, five PCAs were identified at neighbouring properties in the Phase One Study Area and are summarized in Table 6 below.

Table 5: Potentially Contaminating Activities in the Phase One Study Area

PCA Report Reference No.	Potentially Contaminating Activity	Location
6	Reported former underground storage tank(s), reported spill (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	2932 Baseline Road, adjacent to the east
7	Reported Historical Oil Spill (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Baseline Road and Monterey Drive intersection, approximately 100 m northeast
8	Rail line and former associated spur line (O.Reg. 153/04 PCA Item 46: Rail Yards, Tracks and Spurs)	Rail line approximately 180 m south, with a former spur line extending approximately 80 m southeast
9	Reported Historical Spill (O.Reg. 153/04 PCA Item: Not Applicable)	142 Valley Stream Drive, approximately 90 m south
10	Reported Texaco Pipeline (O.Reg. 153/04 PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks)	Several neighbouring properties west of Costello Avenue, the closest of which to the Property is 200 m east

The above PCA noted from the adjacent lands to the east (PCA #6) was considered to have had the potential to impact the Property. The PCAs at the other neighbouring properties in the Phase One Study Area are located significant distances and/or at down- or cross-gradient orientations with respect to the Phase One Property and are not considered to represent APECs for the Phase One Property.

c) Areas of Potential Environmental Concern

Three PCAs identified are considered to represent APECs for the Phase One Property and are summarized in Table 7 below.

Table 6: Areas of Potential Environmental Concern

APEC Report Reference No.	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or Sediment)
1	East portion of the Phase One Property	PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks	On-site: associated with former private fuel outlet	PHCs/BTEXs	Soil Groundwater
1	North-central portion of the Phase One Property	PCA Item 52: Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems	On-site: associated with former service garage	PHCs/VOCs	Soil Groundwater
1	Southeast portion of Phase One Property	PCA Item 28: Gasoline and Associated Products Storage in Fixed Tanks	Off-site: 2932 Baseline Road, adjacent to east of Property	PHCs/BTEXs	Soil Groundwater

The presence of a former private fuel outlet, service garage and documented soil impacts on the north (east and central) and central (east) portions of the Phase One Property are significant PCAs which represent APEC #1 for the Property. The former presence of an underground fuel storage tank and reported historical fuel spill at the adjacent property to the east was also considered a significant PCA contributing to the aforementioned APEC #1 in the same general area of the Property.

The contaminants of potential concern associated with fuelling are generally PHCs and BTEXs. Based on historical presence of a service garage at the Property, VOCs are also considered contaminants of potential concern associated with the former service garage operations.

Environmental remediation programs were completed at the north(east) and central(east) portions of the Phase One Property in 2009 and 2022, respectively. These reports are reviewed in Section 4.a.v and document the excavation and removal of contaminated soil from APEC #1 at the Phase One Property. Confirmation of remediation sampling was completed and verified that the Phase One Property was in compliance with the Site Condition Standards. The verification procedures met the Ontario Guidance on Sampling and Analytical Methods for Contaminated Sites in Ontario (1997).

The P.I.N. numbers reported on the Title Search were not consistent with that of the Legal Survey Plan, however, based on known historical uses of the Phase One Property and confirmation of these uses/occupancy of the Property through the Title Search, the information gleaned from these documents is otherwise considered to be accurate. Given that PCAs, interpreted as APECs, were identified, investigated and remediated at the Phase One Property, the uncertainty or absence of information obtained in each of the components of the Phase One ESA is not considered to affect the conclusions.

d) Phase One Conceptual Site Model

Three Figures are provided to visually depict the Conceptual Site Model. Figure 1: Key Plan shows the location of the Phase One Property within the City of Ottawa. Figure 2: Site Plan, which is provided with an overlay of the 2002 aerial imagery, which depicts the previous construction equipment operations at the Phase One Property, the locations of historical environmental remediation footprint and boreholes/monitoring wells. Figure 3: Surrounding Land Use shows the current uses of properties in the Phase One Study Area, location of PCAs and the location of APECs; this figure is provided with an overlay of the 2019 aerial imagery, which depicts early stages of construction of the current Site building of the Phase One Property.

The Phase One Property is located at Civic No. 2940 Baseline Road, Ottawa, Ontario and has an approximate area of 1.19 Hectares.

The Phase One Property was undeveloped prior to 1962 when the headquarters and service garage for a construction equipment rental company was constructed at the Phase One Property. The Phase One Property was used as a construction equipment rental and service facility until 2009, at which time an environmental remediation program was completed on the north(east) portion of the Property. Brigil purchased the Property in 2010 and leased the building for operation as a commercial storefront and an electronics recycling and processing facility. Demolition of the former Site building was completed in 2019 and construction of the present-day Tower 1 Site building commenced. The excavation for the proposed Tower 2 footprint commenced in 2021, at which time an environmental remediation program was completed on the central(east) portion of the Property. At the time of completion of this Phase One ESA, the soil removal for construction excavation had been completed to approximately 6 to 8 m BGS over approximately the northern 2/3 of the Property.

The Property is currently under construction and was unoccupied at the time of the field investigation. The Property was most recently used for commercial and light industrial purposes and is zoned for mixed use. 3227301 Canada Inc. (Brigil) purchased the Phase One Property in 2010, and it is understood that the intended future use is for mixed use (commercial and residential purposes), including the current concept for construction of three multi-storey buildings, with two levels of subgrade parking, commercial ground floors and residential units above. The Phase One Property is immediately surrounded by a municipal Right-of-Way to the

north followed by residential properties and Graham Creek flowing northwest, by commercial properties to the east and west and by residential subdivisions south of the Property.

The Phase One Study Area includes the Phase One Property and properties with the boundaries within 250 m of the Phase One Property limits. Based on a review of the Phase One Property and properties in the Phase One Study Area, their associated historical and/or current uses and operations and physical characteristics of the Phase One Study Area, it was determined that an assessment of properties within 250 m of the Phase One property was sufficient to meet the objectives of the scope of this investigation for a Phase One ESA.

No areas of natural significance are located at the Phase One Property or in the Phase One Study Area. No drinking water wells are located at the Phase One Property and the Phase One Study Area is serviced by municipally treated non-potable water. All previously existing groundwater monitoring wells were removed from the Phase One Property; the former locations of these wells are presented on Figure 2.

The regional topography in the Phase One Study Area generally slopes downward to the north and northeast. Surface water flow is dominated by developed drainage patterns to storm drains, with the remaining surface water being captured by Graham Creek. The Phase One Property is generally at grade with the neighbouring properties. The nearest surface water body identified on the mapping is Graham Creek, located approximately 90 m north and 90 m east of the Phase One Property, respectively. The Ottawa River is located approximately 2.2 km north of the Phase One Property.

Based on the historical research, the general stratigraphy of the Phase One Property and Phase One Study Area consists of sand and gravel fill, underlain by silty clay, followed by silty sand and gravel (till). The overburden soil is underlain by interbedded limestone and/or dolostone bedrock, which was encountered at approximately 12 m below ground surface. Groundwater is expected at a depth of approximately 2 to 3 m BGS and flow in a predominantly northwest direction.

The presence of a former private fuel outlet, service garage and documented soil impacts on the north (east and central) and central (east) portions of the Phase One Property are significant PCAs which represent APEC #1 for the Property. The former presence of an underground fuel storage tank and reported historical fuel spill at the adjacent property to the east was also considered a significant PCA contributing to the aforementioned APEC #1 in the same general area of the Property.

The contaminants of potential concern associated with fuelling are generally PHCs and BTEXs. Based on historical presence of a service garage at the Property, VOCs are also considered contaminants of potential concern associated with the former service garage operations.

Four additional PCAs were identified at neighbouring properties in the Phase One Study Area; however, these PCAs are located significant distances and/or at down- or cross-gradient

orientations with respect to the Phase One Property and are not considered to represent APECs for the Phase One Property.

Environmental remediation programs were completed at the north(east) and central(east) portions of the Phase One Property in 2009 and 2022, respectively. These reports document the excavation and removal of contaminated soil from APEC #1 at the Phase One Property. Confirmation of remediation sampling was completed and verified that the Phase One Property was in compliance with the Site Condition Standards. The verification procedures met the Ontario Guidance on Sampling and Analytical Methods for Contaminated Sites in Ontario (1997).

Additionally, it has been noted that all soil has been excavated to the Property limits and down to 6 to 8 m BGS part of the active construction project for the new Site buildings on the north and central portions of the Property. The depth of excavation work is approximately 3 to 4 m deeper than the natural static water table, which would have been the vertical limit for PHC migration. Previous reports also conclude that groundwater quality has been assessed to be in compliance with the Site Condition Standards, and that no further investigation or remediation is warranted.

Underground utility services are present at the Phase One Property, however, given that the building extends to the Property limits, the extent of service trenches is expected to be limited. The underground utility corridors have the potential to affect contaminant distribution and transport, as they would create preferential pathways for lateral migration. As noted, the Property has been the subject of extensive excavation and so it is not suspected that significant migration of contaminants has occurred through underground utility corridors.

The P.I.N. numbers reported on the Title Search were not consistent with that of the Legal Survey Plan, however, based on known historical uses of the Phase One Property and confirmation of these uses/occupancy of the Property through the Title Search, the information gleaned from these documents is otherwise considered to be accurate. Given that PCAs, interpreted as APECs, were identified, investigated and remediated at the Phase One Property, the uncertainty or absence of information obtained in each of the components of the Phase One ESA is not considered to affect the conclusions or conceptual site model.

8. Conclusions

i. Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

The presence of a former private fuel outlet, service garage and documented soil impacts on the north (east and central) and central (east) portions of the Phase One Property are significant PCAs which represent APEC #1 for the Property. The former presence of an underground fuel storage tank and reported historical fuel spill at the adjacent property to the east was also considered a significant PCA contributing to the aforementioned APEC #1 in the same general area of the Property.

The contaminants of potential concern associated with fuelling are generally PHCs and BTEXs. Based on historical presence of a service garage at the Property, VOCs are also considered contaminants of potential concern associated with the former service garage operations.

Environmental remediation programs were completed at the north(east) and central(east) portions of the Phase One Property in 2009 and 2022, respectively. These reports document the excavation and removal of contaminated soil from APEC #1 at the Phase One Property. Confirmation of remediation sampling was completed and verified that the Phase One Property was in compliance with the Site Condition Standards. The verification procedures met the Ontario Guidance on Sampling and Analytical Methods for Contaminated Sites in Ontario (1997).

Additionally, it has been noted that all soil has been excavated to the Property limits and down to 6 to 8 m BGS part of the active construction project for the new Site buildings on the north and central portions of the Property. The depth of excavation work is approximately 3 to 4 m deeper than the natural static water table, which would have been the vertical limit for PHC migration. Previous reports also conclude that groundwater quality has been assessed to be in compliance with the Site Condition Standards, and that no further investigation or remediation is warranted.

Based on the identification of APECs at the Phase One Property and the requirement for documentation, it is recommended that a Phase Two Environmental Site Assessment Report be completed to provide documentation of the Property specific data with respect to the soil and groundwater quality. No further intrusive investigation is considered warranted at this time.

ii. Record of Site Condition Based on Phase One Environmental Site Assessment Alone

Given that there were APECs identified at the Phase One Property, a Phase Two Environmental Site Assessment Report is required before a record of site condition (RSC) may be submitted with respect to all or part of the Phase One Property.

iii. Signatures

The Qualified Person for this study is Mr. Luke Lopers, P. Eng. Mr. Lopers is a Professional Engineer registered in Ontario since 2012 and has been working on environmental site assessments since 2006. Mr. Lopers has been an author, project manager and/or peer reviewer for hundreds of Phase One ESAs and Phase Two ESAs as well as previously filed RSCs

The reviewer for this study is Mr. Don Plenderleith, P.Eng. Mr. Plenderleith is a Professional Engineer registered in Ontario since 1994 and has authored and/or reviewed hundreds of Phase One and Two ESAs in Ontario and the rest of Canada. The qualifications of the assessor/Qualified Person and reviewer are included in Appendix K.

Sincerely,



Luke Lopers, P.Eng., QP_{ESA}



Don Plenderleith, P.Eng., QP_{ESA}



iv. Limitations

The findings and conclusions of this Phase One ESA are based on the information provided and/or reviewed as part of this study.

This Phase One ESA has been completed with the standard of care generally expected in the industry for a study of this nature.

This Phase One ESA has been prepared for the sole use of 3223701 Canada Inc. for the purposes of a due diligence assessment of the potential liabilities which may exist at the Phase One Property. No other party is permitted to rely on the conclusions or findings of this report without the written consent of Lopers & Associates and 3223701 Canada Inc.

There were no portions of the Phase One Property which were inaccessible, or components of this ESA where insufficient information was available to complete the interpretation.

Changes to the physical setting of the Phase One Property, Phase One Study Area and applicable regulations governing Phase One Environmental Site Assessments have the potential to influence the validity of the conclusions and opinions presented in this Phase One ESA.

9. References

Legal Survey Plan, Annis, O'Sullivan, Vollebekk Ltd., on January 20, 2020, Stamped August 21, 2021.

City of Ottawa, geoOttawa GIS mapping tool, Visited March through April, 2021.

<http://maps.ottawa.ca/geoottawa/>

City of Ottawa, Development Applications website, Visited April 5, 2021.

<http://ottwatch.ca/devapps?since=999>

Google Earth, Visited March through April, 2021.

Current Site Development Design Concept Plan, Neuf Architects, 2019.

"Phase I Environmental Site Assessment Update, 2940 Baseline Road, Ottawa, ON", dated August 2009, completed by Trow Associates Inc. for R.M. Gardiner Construction Company

"Environmental Site Remediation Program, Industrial Property, 2940 Baseline Road, Ottawa, Ontario", dated December 23, 2009, completed by Paterson Group Inc. for R.M. Gardiner Construction Ltd.

"Environmental Soil Investigation, Proposed Development, 2940, 2946 & 2948 Baseline Road, Ottawa, Ontario", dated June 2013, completed by SPL Consultants Limited for 3223701 Canada Inc. (Brigil Platinum).

"Phase One Environmental Site Assessment, 2940 and 2946-2948 Baseline Road, Ottawa, Ontario", dated May 5, 2014, completed by Inspec-Sol Inc. for 3223701 Canada Inc.

"Phase Two Environmental Site Assessment, 2940 and 2946-2948 Baseline Road, Ottawa, Ontario", dated December 17, 2014, completed by Inspec-Sol Inc. for 3223701 Canada Inc.

"Phase I Environmental Site Assessment, 2940 Baseline Road, Ottawa, Ontario", dated May 11, 2018, completed by GHD Limited for 6382924 Canada Inc.

Field Notes and Analytical Reports from verification test pits at 2940 Baseline Road, Ottawa, Ontario, completed by GHD Limited, June 10, 2019.

"Environmental Remediation Program, 2940 Baseline Road, Ottawa, Ontario", dated January 31, 2022, completed by Lopers & Associates for 3223701 Canada Inc.

National Pollutant Release Inventory – Environmental Climate Change Canada online website, visited April 5, 2021. <https://www.canada.ca/en/services/environment/pollution-waste-management/national-pollutant-release-inventory.html>

"Ontario Inventory of PCB Storage Sites", Ministry of Environment and Energy, dated January 1993.

"Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume II", produced by Intera Technologies Ltd. For the Ontario Ministry of the Environment, dated July 1988.

"Waste Disposal Site Inventory", produced by the Ontario Ministry of the Environment, dated June 1991.

"Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume II", produced by Intera Technologies Ltd. For the Ontario Ministry of the Environment, dated July 1988.

"Old Landfill Management Strategy, Phase 1 – Identification of Sites, City of Ottawa, Ontario", produced by Golder Associates Ltd., Dated October 2004.

Ministry of Environment, Conservation and Parks, Environmental Site Registry website, Visited April 5, 2021.

<https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDetail?submissionId=226318>

Ministry of Natural Resources and Forestry, Ontario GeoHub website, Visited April 5, 2021.

https://geohub.lio.gov.on.ca/datasets/b88037cdb71e4daf9445afa6fb999194_3?geometry=-75.706%2C45.443%2C-75.543%2C45.464

Ministry of Natural Resources and Forestry, Make a Topographic Map website, Visited April 5, 2021.

<https://www.gisapplication.lrc.gov.on.ca/matm/Index.html?site=Make A Topographic Map&viewer=MATM&locale=en-US>

Ministry of Environment, Conservation and Parks, Water Well Records database website, Visited June 2, 2021. <https://www.ontario.ca/environment-and-energy/map-well-records>

10. Appendices

Appendix A – Legal Survey Plan

Appendix B – Site Development Design Concept Plan

Appendix C – Environmental Chain of Title prepared by READ Abstracts Limited

Appendix D – Environmental Risk Information Systems (ERIS) database Search

Appendix E – Ministry of Environment, Conservation and Parks Freedom of Information (FOI) Request

Appendix F – Technical Standards and Safety Association Correspondence

Appendix G – City of Ottawa Historic Land Use Inventory (HLUI)

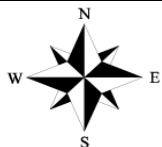
Appendix H – Aerial Photographs

Appendix I – Topographic Map

Appendix J – Photographic Log

Appendix K – Qualifications of Assessors

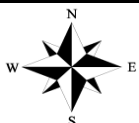
Figures



LOPERS & ASSOCIATES

Figure 1: Key Plan
 Phase One Environmental Site Assessment
 2940 Baseline Road, Ottawa, Ontario
 3227301 Canada Inc.

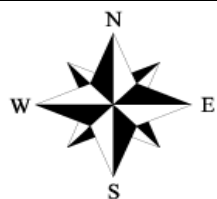
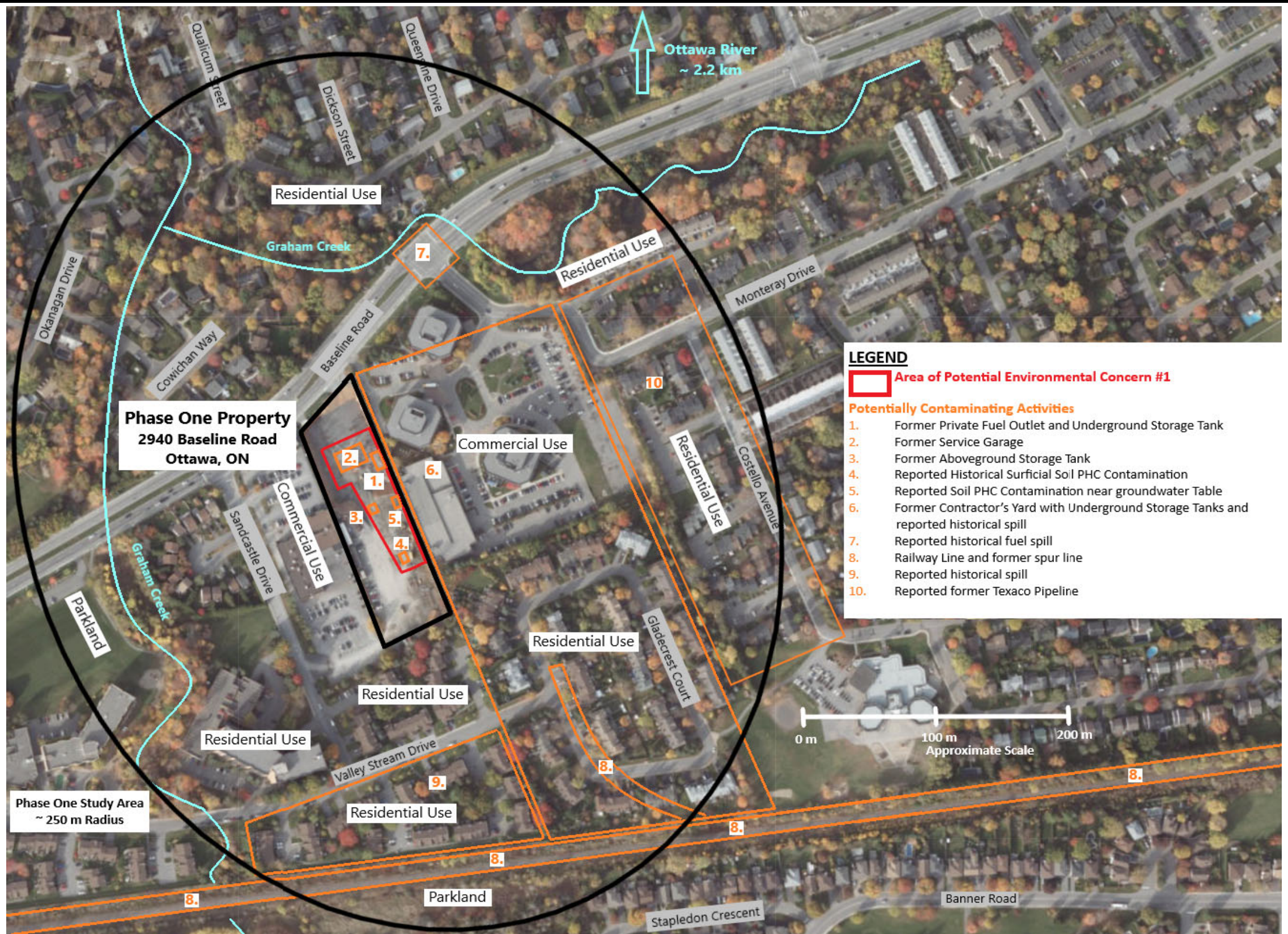
Project Reference No: LOP21-012A
 Drawing No.: LOP21-012A-1
 Date: July 5, 2021
 Author: L. Lopers
 Source: geoOttawa, Base Mapping



LOPERS & ASSOCIATES

Figure 2: Site Plan
Phase One Environmental Site Assessment
2940 Baseline Road, Ottawa, Ontario
3227301 Canada Inc.

Project Reference No: LOP21-012A
Drawing No.: LOP21-012A-2
Date: March 17, 2022
Author: L. Lopers
Source: geoOttawa, 2002 Aerial Imagery



LOPERS & ASSOCIATES

Figure 3: Surrounding Land Use

Phase One Environmental Site Assessment
2940 Baseline Road, Ottawa, Ontario
3227301 Canada Inc.

Project Reference No: LOP21-012A
Drawing No.: LOP21-012A-1
Date: March 20, 2022
Author: L. Lopers
Source: geoOttawa, 2019 Aerial Imagery

Appendix A

Legal Survey Plan

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: JAN 20 2020

PLAN 4R-32579
RECEIVED AND DEPOSITED
DATE: JANUARY 20 2020

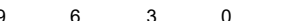
Part 17: subject to Easement Inst. LT1066473.

Part 6 to 16 (both inclusive): Subject to Easement Inst.'s OC1648442 & OC2080774.

Part 1 to 5 (both inclusive) & 17: Subject to Easement Inst. OC2080771.

Part 1 to 5 (both inclusive) and 17 comprise all of PIN 04694-1075.

Scale 1 : 300




Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT :

1. This surveyed plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 17th day of January, 2020.



ASSOCIATION OF ONTARIO LAND SURVEYORS
E. H. HERWEYER
AUGUST 25, 2021
1576

Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from vertical control monument No. 0011964U3708 having an elevation of 69.335 metres.

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SB Standard Iron Bar
- SSB Short Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- (WT) Witness
- (AOQ) Annis, O'Sullivan, Voleibekke Ltd.
- Meas. Measured
- (P1) Plan 4R-29422
- (P2) (AOQ) Plan, March 14, 2012
- (P3) Plan 4R-1721
- (P4) Registered Plan 4M-388
- BF Board Fence
- CLF Chain Link Fence
- CL Centreline
- N.T. Non-Tangential

- See Section 1 for Vertical Limits
- See Diagram 1 for Horizontal Limits
- Downwards Without Limit
- Upwards Without Limit
- Vertical Limit
- Horizontal Limit

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N22°44'20"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

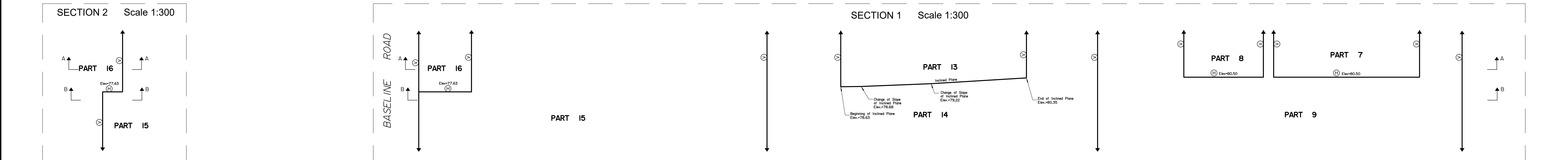
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680065 and 01919750705, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

• 01919680065	Northing	5027191.26	Eastng	361496.76
• 01919750705	Northing	5016819.93	Eastng	360608.84
• Point A	Northing	5021785.70	Eastng	359725.65
• Point B	Northing	5021969.70	Eastng	359645.50

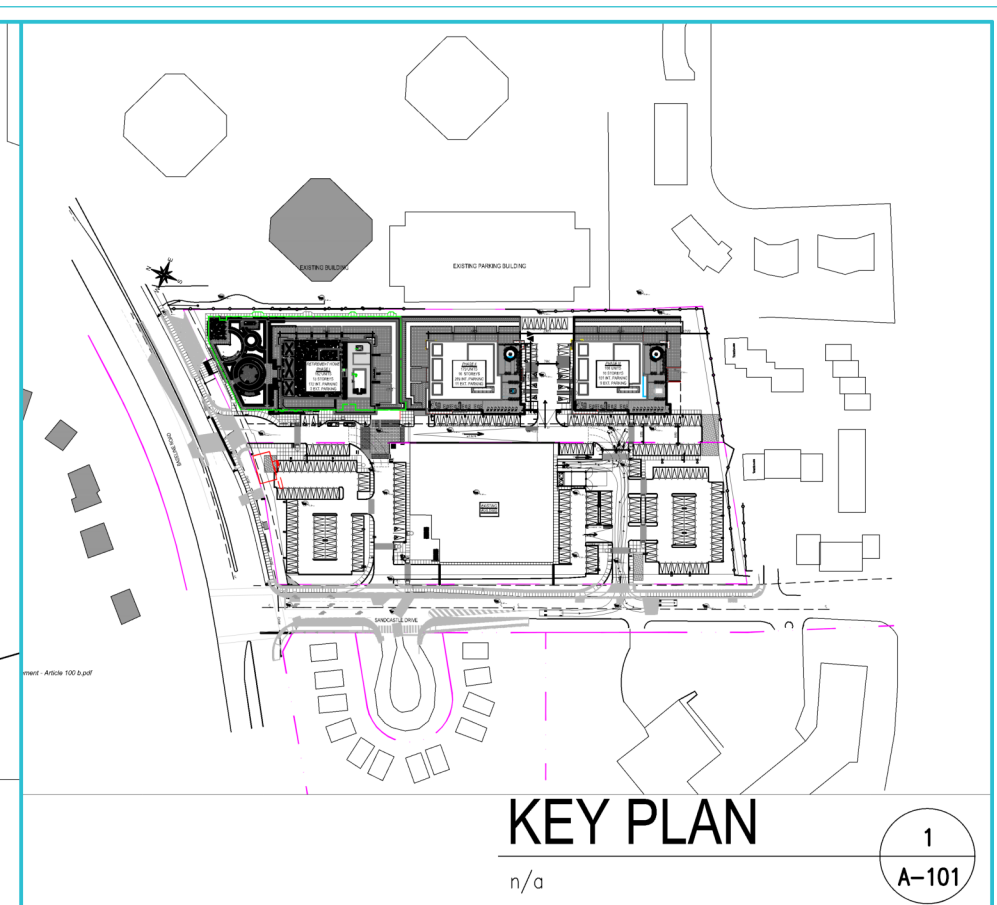
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@acvltv.com



Appendix B

Current Proposed Design Concept Plan



General Mixed Use, Exception 2136, Schedule 325, holding – GM [2138] S325-n

Site-specific Zone Provisions for Area A of Schedule 325

ZONE PROVISIONS	REQUIRED	PROVIDED
Max. Building Height (m)	North to South: 13 storeys (42m); 16 storeys (49m); 10 storeys (29.5m)	North to South: 13 storeys (42 m); 16 storeys (49 m); 10 storeys (29.5m)
Max. Front Yard Setback (m)	4	4
Max. Corner side yard setback (m)	4	N/A
Min. Rear Yard Setback (m)	4	19.82
Min. Interior Side Yard Setback (m)	7.5	3
Min. lower setback from rear property line (m)	19	19.82
Separation distance between towers	21 m	21.36 m
Minimum width of drive aisles	6 m	6 m
Minimum width of landscape area	Abutting a street: 3m Abutting res./com.: 3m	Abutting a street: 4m Abutting res./com.: 3m
Maximum height projection of indoor amenity space	4.5 m	4 m
Maximum number of towers permitted	3	3
Maximum floor plate for each tower	1,200 m ²	1,175 m ²

Site-specific Zone Provisions for Area B of Schedule 325 (until the holding provision is removed): (Future Phase IV)

ZONE PROVISIONS	REQUIRED	PROVIDED
Number of Residential Use Buildings	1	N/A
Max. Building Height (storeys)	8	N/A
Max. Corner Side Yard Setback (m)	4	N/A

Site-specific Zone Provisions for Area C of Schedule 325 (until the holding provision is removed):

ZONE PROVISIONS	REQUIRED	PROVIDED
Number of Non-Residential Use Buildings	2	
Max. Cumulative Gross Floor Area	4,200 m ²	3,695 m ²
Max. Building Height	11 m	<10 m
Max. Front Yard Setback	4	>10 m
Max. Corner Side Yard Setback	4	4+

Date: 2015-07-15

NOTES GÉNÉRALES General Notes

1 Ces documents d'architecture sont la propriété exclusive de
2 NEUF architecte(s) et ne pourront être utilisés, reproduits ou copiés
sans autorisation écrite préalable. These architectural documents are
the exclusive property of NEUF architect(s) and cannot be used,
copied or reproduced without written pre-authorization

3 Les dimensions apparues aux documents doivent être vérifiées
par l'entrepreneur avant le début des travaux. / All dimensions which
appear on the documents must be verified by the contractor before to
start the work.

4 Veuillez avoir l'architecte de toute dimension erreur étou
discussions entre ces documents et ceux des autres professionnels.
The architect must be notified of all errors, omissions and
discrepancies between these documents and those of the others
professionals.

5 Les dimensions sur ces documents doivent être lues et non
interprétées. The dimensions on these documents must be read and
not measured.

GEOTECHNIQUE Geotechnical

Paterson Group

154 Colonnade Road South
Ottawa, Ontario K2E 7J5

MÉCANIQUE Mechanical

Goodkey, Weemard & Associates Ltd

1000 Avenue de l'Industrie
Ottawa, Ontario K2C 3R8

STRUCTURE Structure

Leroux Cyr

500 boul. Gouin Est, bureau 306
Montréal, Québec H3L 3P9

ARCHITECTURE DE PAYSAGE Landscape Architect

Leyvstek Constructions Inc.

5871 Highway Croissant
Ottawa, Ontario K0A 2W0

CIVIL Civil

NOVATECH

240 Michèle-Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
T 613 254 9643 novatech-eng.com

ARCHITECTES Architect

NEUF architecte(s)

635, rue Henri-Lacour, 12^e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

Appendix C

Chain of Title



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

March 5, 2013

Inspec-Sol Inc.

Attn: Luke Lopers

BRIEF DESCRIPTION OF LAND:

2940 & 2946-2948 Baseline Road

Part of Lot 35, Concession 3 Rideau Front, Nepean, and Part of the Road Allowance
Between Concession 2 OF and Concession 3 RF

PIN: 04694-0048

04694-0570

LAST REGISTERED OWNER: 3223701 CANADA INC. (PIN 0570)
6967320 CANADA INC. (PIN 0048)

CHAIN OF TITLE:

Deed RO15099 registered May 12, 1864
From Thomas Stapleton to Phillip Stapleton

Deed RO22087 registered August 24, 1864
From James Bearman and John Bearman to Thomas E. Bearman

Deed RO25533 registered September 21, 1864
From Phillip Stapleton to John S. Stapleton

Deed NP1656 registered November 1872
From Thomas E. Bearman to Edward Watson

Deed NP7666 registered March 2, 1882
From John S. Stapleton to Thomas Graham

(There is no Deed registered from Edward Watson to William R. Foster)

Deed NP19318 registered June 10, 1902
From Estate of William R. Foster to John A. Graham

Will NP23875 registered October 21, 1910
From Thomas Graham to John A. Graham

Deed NP33638 registered May 6, 1920
From John A. Graham to Adam H. Acres

Deed CR298186 registered February 1, 1952
From Adam H. Acres to Craig Construction Equipment Limited

Deed CR415319 registered November 27, 1960
From Reginald A.S. Bruce to Craig Construction Equipment Limited

Deed CR502926 registered November 25, 1965
(For Road Widening, Part of Baseline Road)
From Craig Construction Equipment Limited to The Corporation of the Township of Nepean

Deed CR504089 registered December 20, 1965
From Craig Construction Equipment Limited to Reginald A.S. Bruce

Deed CR508396 registered April 15, 1966
From Reginald A.S. Bruce to M. Loeb Limited

Deed CR556096 registered March 20, 1969
(Part of Baseline Road)
From The Corporation of the Township of Nepean to Craig Construction Equipment Limited

Deed CR60938 registered April 26, 1972
From M. Loeb Limited to John B. Ebbs, in trust

Deed CR684810 registered January 29, 1976
From John B. Ebbs, in trust to 315743 Ontario Limited

Lease CR696114 registered September 13, 1976
From 315743 Ontario Limited to Gergo Fabrics Ltd.

Lease CR696134 registered September 13, 1976
From 315743 Ontario Limited to Sun Life Assurance Company of Canada

Deed NS40980 registered December 29, 1978
From Craig Construction Equipment Limited to Marion Agnew

Lease NS11413 registered April 27, 1878
From 315743 Ontario Limited to Scene Diversified Products Corp.

Lease NS58345 registered July 3, 1979
From Marion Agnew to Craig Construction Equipment Limited

Lease N359462 registered October 10, 1986
From 315743 Ontario Limited to Larny Holdings Ltd.

Lease OC826316 registered February 21, 2008
From 315743 Ontario Limited to Appletree Medical Group Inc.

Deed OC1099394 registered April 22, 2010
From Marion Agnew to 3223701 Canada Inc.

Deed OC1222677 registered April 6, 2011
From 315743 Ontario Limited to 6967230 Canada Inc.

Appendix D

Environmental Risk Information Systems (ERIS) database Search



DATABASE REPORT

Project Property: *Phase I Environmental Site Assessment
2940 Baseline Rd
Ottawa ON K2H7T3
11162600-E3*

Project No: *11162600-E3*

Report Type: *Site Report*

Order No: *20180406116*

Requested by: *GHD Ltd.*

Date Completed: *April 6, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Phase I Environmental Site Assessment
2940 Baseline Rd Ottawa ON K2H7T3*

Project No: *11162600-E3*

Coordinates:

Latitude: *45.335589*
Longitude: *-75.79902*
UTM Northing: *5,020,541.62*
UTM Easting: *437,393.75*
UTM Zone: *UTM Zone 18T*

Elevation: *255 FT
77.71 M*

Order Information:

Order No: *20180406116*
Date Requested: *April 6, 2018*
Requested by: *GHD Ltd.*
Report Type: *Site Report*

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0
AGR	<i>Aggregate Inventory</i>	Y	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0
BORE	<i>Borehole</i>	Y	0
CA	<i>Certificates of Approval</i>	Y	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0
CHEM	<i>Chemical Register</i>	Y	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0
CONV	<i>Compliance and Convictions</i>	Y	0
CPU	<i>Certificates of Property Use</i>	Y	0
DRL	<i>Drill Hole Database</i>	Y	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	1
EBR	<i>Environmental Registry</i>	Y	1
ECA	<i>Environmental Compliance Approval</i>	Y	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0
EHS	<i>ERIS Historical Searches</i>	Y	2
EIIS	<i>Environmental Issues Inventory System</i>	Y	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0
FCON	<i>Federal Convictions</i>	Y	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0
FST	<i>Fuel Storage Tank</i>	Y	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	10
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0
HINC	<i>TSSA Historic Incidents</i>	Y	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0
INC	<i>TSSA Incidents</i>	Y	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0
MINE	<i>Canadian Mine Locations</i>	Y	0
MISA PENALTY	<i>Environmental Penalty Annual Report</i>	Y	0
MNR	<i>Mineral Occurrences</i>	Y	0

Database	Name	Searched	Project Property
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0
NCPL	Non-Compliance Reports	Y	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0
NDSP	National Defense & Canadian Forces Spills	Y	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0
NEBI	National Energy Board Pipeline Incidents	Y	0
NEBW	National Energy Board Wells	Y	0
NEES	National Environmental Emergencies System (NEES)	Y	0
NPCB	National PCB Inventory	Y	0
NPRI	National Pollutant Release Inventory	Y	0
OGW	Oil and Gas Wells	Y	0
OOGW	Ontario Oil and Gas Wells	Y	0
OPCB	Inventory of PCB Storage Sites	Y	0
ORD	Orders	Y	0
PAP	Canadian Pulp and Paper	Y	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0
PES	Pesticide Register	Y	2
PINC	TSSA Pipeline Incidents	Y	0
PRT	Private and Retail Fuel Storage Tanks	Y	0
PTTW	Permit to Take Water	Y	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0
RSC	Record of Site Condition	Y	0
RST	Retail Fuel Storage Tanks	Y	0
SCT	Scott's Manufacturing Directory	Y	1
SPL	Ontario Spills	Y	0
SRDS	Wastewater Discharger Registration Database	Y	0
TANK	Anderson's Storage Tanks	Y	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	2
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0
WWIS	Water Well Information System	Y	0
Total:			19

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Page Number
<u>1</u>	EASR	FOXY RECYCLE INC	2940 Baseline RD Ottawa ON k2h 7t3	<u>13</u>
<u>1</u>	EBR	Foxy Recycle Inc.	2940 Baseline Road Ottawa ON	<u>13</u>
<u>1</u>	EHS		2940 Baseline Rd Nepean ON K2H 7T3	<u>13</u>
<u>1</u>	EHS		2940 Baseline Road Ottawa ON	<u>13</u>
<u>1</u>	GEN	BATTLEFIELD EQUIPMENT RENTALS	2940 BASELINE ROAD NEPEAN ON L8H 7S8	<u>14</u>
<u>1</u>	GEN	TOROMONT INDUSTRIES LTD.	2940 BASELINE ROAD NEPEAN ON L8H 7S8	<u>14</u>
<u>1</u>	GEN	CRAIG (SEE & USE ON0315911)T LTD.	2940 BASELINE ROAD NEPEAN ON L8H 7S8	<u>14</u>
<u>1</u>	GEN	TOROMONT INDUSTRIES LTD.	2940 BASELINE ROAD NEPEAN ON K2H 7T3	<u>15</u>
<u>1</u>	GEN	Foxy Recycle Inc	2940 baseline road Ottawa ON	<u>15</u>
<u>1</u>	GEN	Foxy Recycle Inc	2940 baseline road Ottawa ON	<u>15</u>
<u>1</u>	GEN	Electronic Distributors International Inc.	2940 baseline road Ottawa ON K2H7T3	<u>16</u>
<u>1</u>	GEN	Foxy Recycle Inc	2940 baseline road Ottawa ON K2H7T3	<u>16</u>
<u>1</u>	GEN	Foxy Recycle Inc	2940 baseline road Ottawa ON K2H7T3	<u>16</u>
<u>1</u>	GEN	Electronic Distributors International Inc.	2940 baseline road Ottawa ON K2H7T3	<u>17</u>
<u>1</u>	PES	A. WINTERGREEN LANDSCAPING/954660 ONTARIO INC.	R.R. #2, 2940 HWY #16 374 NEPEAN ON K2C 3H1	<u>1</u>
<u>1</u>	PES	A. WINTERGREEN LANDSCAPING/954660 ONTARIO INC	R R 2, 2940 HWY #16 BOX 374 NEPEAN ON K2C3H1	<u>17</u>
<u>1</u>	SCT	CRAIG CONSTRUCTION EQUIPMENT	2940 BASELINE RD NEPEAN ON K2H 7T3	<u>18</u>

Map Key	DB	Company/Site Name	Address	Page Number
<u>1</u>	WDS	Foxy Recycle Inc.	2940 Baseline Rd Ottawa ON K2H7T3	<u>18</u>
<u>1</u>	WDS	Foxy Recycle Inc.	2940 Baseline Rd Ottawa ON K2H 7T3	<u>19</u>

Executive Summary: Summary By Data Source

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Jan 31, 2018 has found that there are 1 EASR site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
FOXY RECYCLE INC	2940 Baseline RD Ottawa ON k2h 7t3	<u>1</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994-Oct 2017 has found that there are 1 EBR site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
Foxy Recycle Inc.	2940 Baseline Road Ottawa ON	<u>1</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Feb 28, 2018 has found that there are 2 EHS site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
	2940 Baseline Road Ottawa ON	<u>1</u>
	2940 Baseline Rd Nepean ON K2H 7T3	<u>1</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-December 31, 2017 has found that there are 10 GEN site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
Foxy Recycle Inc	2940 baseline road Ottawa ON	<u>1</u>
TOROMONT INDUSTRIES LTD.	2940 BASELINE ROAD NEPEAN ON K2H 7T3	<u>1</u>
CRAIG (SEE & USE ON0315911)T LTD.	2940 BASELINE ROAD NEPEAN ON L8H 7S8	<u>1</u>
TOROMONT INDUSTRIES LTD.	2940 BASELINE ROAD NEPEAN ON L8H 7S8	<u>1</u>
BATTLEFIELD EQUIPMENT RENTALS	2940 BASELINE ROAD NEPEAN ON L8H 7S8	<u>1</u>

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
Foxy Recycle Inc	2940 baseline road Ottawa ON	<u>1</u>
Electronic Distributors International Inc.	2940 baseline road Ottawa ON K2H7T3	<u>1</u>
Foxy Recycle Inc	2940 baseline road Ottawa ON K2H7T3	<u>1</u>
Foxy Recycle Inc	2940 baseline road Ottawa ON K2H7T3	<u>1</u>
Electronic Distributors International Inc.	2940 baseline road Ottawa ON K2H7T3	<u>1</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Aug 2017 has found that there are 2 PES site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
A. WINTERGREEN LANDSCAPING/954660 ONTARIO INC	R R 2, 2940 HWY #16 BOX 374 NEPEAN ON K2C3H1	<u>1</u>
A. WINTERGREEN LANDSCAPING/954660 ONTARIO INC.	R.R. #2, 2940 HWY #16 374 NEPEAN ON K2C 3H1	<u>1</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
CRAIG CONSTRUCTION EQUIPMENT	2940 BASELINE RD NEPEAN ON K2H 7T3	<u>1</u>

WDS - Waste Disposal Sites - MOE CA Inventory

A search of the WDS database, dated Oct 2011-Jan 31, 2018 has found that there are 2 WDS site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Map Key</u>
Foxy Recycle Inc.	2940 Baseline Rd Ottawa ON K2H7T3	<u>1</u>
Foxy Recycle Inc.	2940 Baseline Rd Ottawa ON K2H 7T3	<u>1</u>



1:100

Map : 0.001 Kilometer Radius

Order No: 20180406116

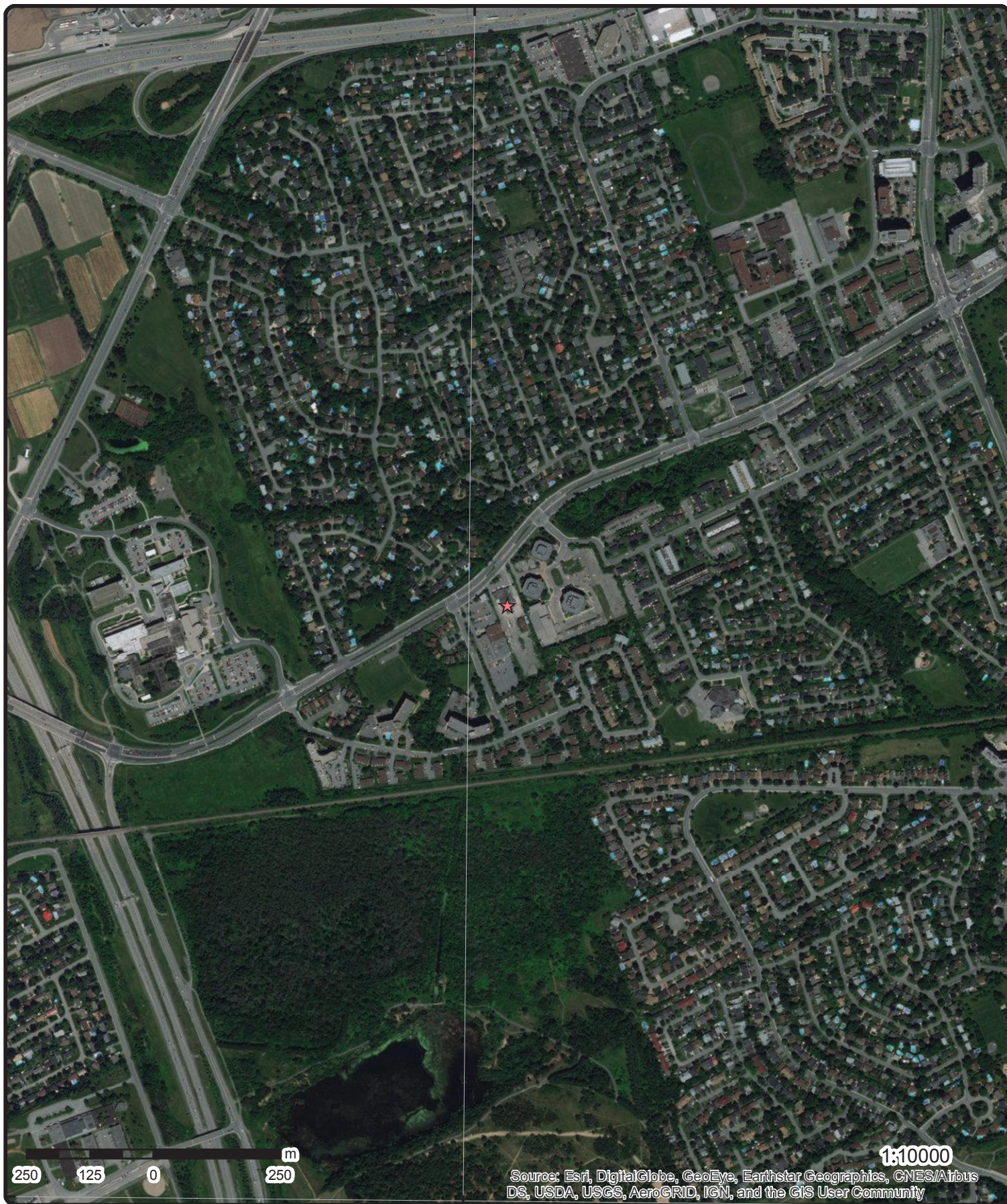
Address: 2940 Baseline Rd, Ottawa, ON, K2H7T3



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

75°48'W

45°19'30"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:10000

Aerial (2017)

Address: 2940 Baseline Rd, Ottawa, ON, K2H7T3

Source: ESRI World Imagery

Order No: 20180406116

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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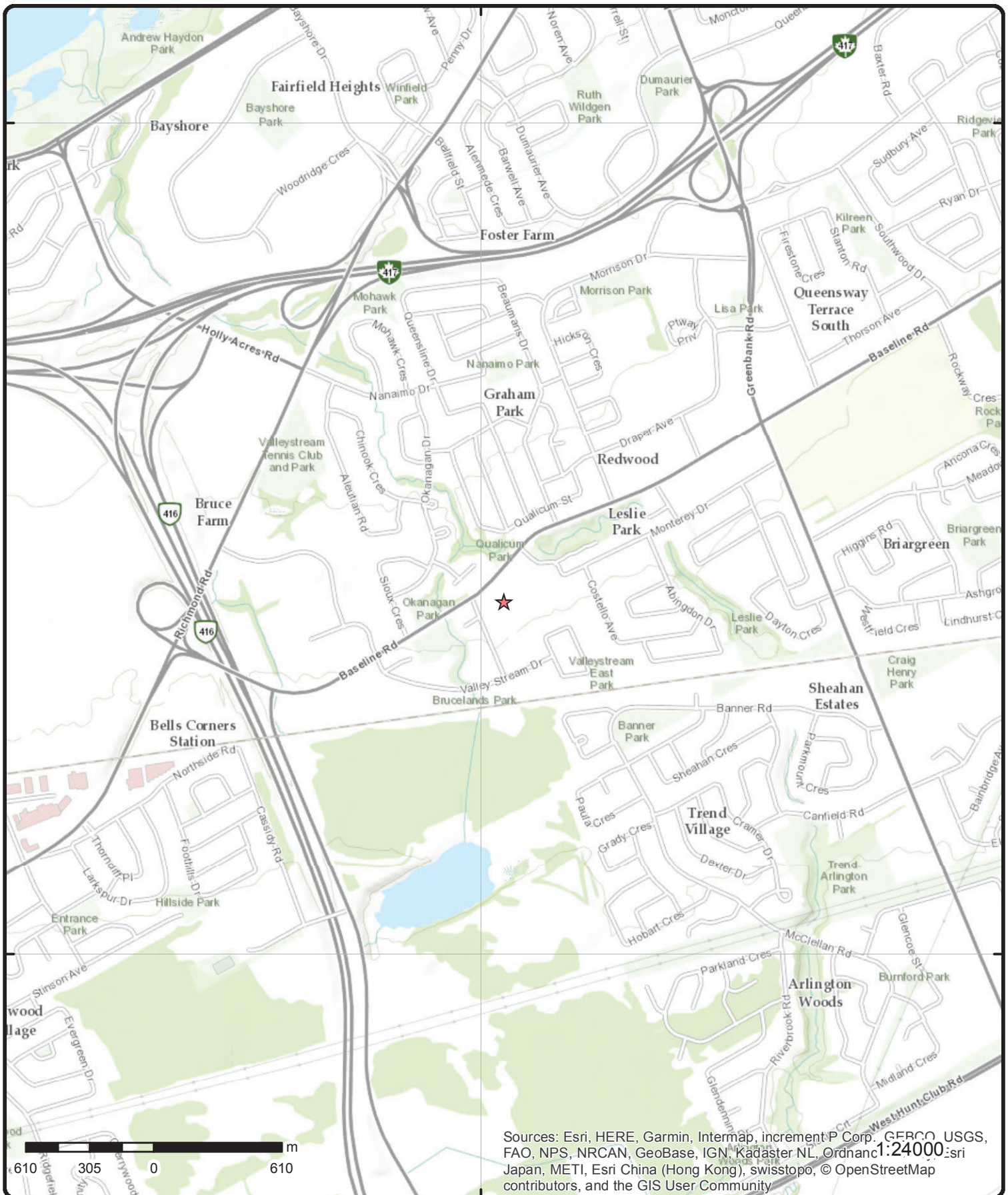
75°48'W

45°21'N

45°21'N

45°19'30"N

45°19'30"N



Topographic Map

Address: 2940 Baseline Rd, Ottawa, ON, K2H7T3

Source: ESRI World Topographic Map

Order No: 20180406116



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Detail Report

Map Key	Number of Records	Elevation (m)	Site	DB
1	1 of 19	77.7	FOXY RECYCLE INC 2940 Baseline RD Ottawa ON k2h 7t3	EASR
<div> <div> Approval No: R-004-7461716894 Status: REGISTERED Date: 2014-11-04 Record Type: EASR Link Source: MOFA Full Address: Project Type: Waste Management System Approval Type: EASR-Waste Management System Full PDF Link: http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=10613 </div> <div> SWP Area Name: Rideau Valley MOE District: Ottawa City: Ottawa Latitude: 45.33638889 Longitude: -75.79916667 </div> </div>				
1	2 of 19	77.7	Foxy Recycle Inc. 2940 Baseline Road Ottawa ON	EBR
<div> EBR Registry No.: 012-3728 Ministry Ref. No.: 9618-9RES8W Year: 2015 Proposal Date: March 12, 2015 Notice Date: Notice Type: Instrument Proposal Proponent Address: 2940 Baseline Road, Ottawa Ontario, Canada K2H 7T3 Instrument Type: (EPA Part II.1-waste) - Environmental Compliance Approval (project type: waste) Location: 2940 Baseline Road Ottawa CITY OF OTTAWA Location Other: </div>				
1	3 of 19	77.7	2940 Baseline Rd Nepean ON K2H 7T3	EHS
<div> <div> Order ID: 614 Order No: 20000214001 Customer ID: 8868 Company ID: 31 Status: C Report Code: 3CAN Report Type: Complete Report Report Date: 2/16/00 Report Requested by: Davies, Ward, Phillips & Veinberg Nearest Intersection: SE corner Baseline Rd / Sandcastle Dr Previous Site Name: Additional Info Ordered: </div> <div> Date Received: 2/14/00 Lot/Building Size: 12,500 sq m Municipality: Ottawa-Carleton Client Prov/State: ON Search Radius (km): 0.25 Large Radius: 0.00 X: -75.799263 Y: 45.336288 </div> </div>				
1	4 of 19	77.7	2940 Baseline Road Ottawa ON	EHS
<div> Order ID: 166020 Order No: 20090710020 Date Received: 7/10/2009 Lot/Building Size: </div>				

Map Key	Number of Records	Elevation (m)	Site	DB
Customer ID: 77170 Company ID: 97 Status: C Report Code: 3CAN Report Type: Standard Report Report Date: 7/21/2009 Report Requested by: Trow Associates Inc. Nearest Intersection: Previous Site Name: Additional Info Ordered: Fire Insur. Maps and/or Sire Plans				
Municipality: Client Prov/State: ON Search Radius (km): 0.25 Large Radius: 2 X: -75.798872 Y: 45.33553				
<u>1</u>	5 of 19	77.7	BATTLEFIELD EQUIPMENT RENTALS 2940 BASELINE ROAD NEPEAN ON L8H 7S8	GEN
Generator No.: ON0315911 Status: Approval Years: 99,00,01 Contam. Facility: MHSW Facility: SIC Code: 9911 SIC Description: IND. MACH. RENTAL --Details-- Waste Code: 213 Waste Description: PETROLEUM DISTILLATES Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS				
PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:				
<u>1</u>	6 of 19	77.7	TOROMONT INDUSTRIES LTD. 2940 BASELINE ROAD NEPEAN ON L8H 7S8	GEN
Generator No.: ON0315911 Status: Approval Years: 02,03,04,05,06,07,08 Contam. Facility: MHSW Facility: SIC Code: 488490 SIC Description: Other Support Activities for Road Transport				
PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:				
--Details-- Waste Code: 121 Waste Description: ALKALINE WASTES - HEAVY METALS Waste Code: 212 Waste Description: ALIPHATIC SOLVENTS Waste Code: 213 Waste Description: PETROLEUM DISTILLATES Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS				
<u>1</u>	7 of 19	77.7	CRAIG (SEE & USE ON0315911) T LTD. 2940 BASELINE ROAD NEPEAN ON L8H 7S8	GEN

Map Key	Number of Records	Elevation (m)	Site	DB
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON2478800 99,00 5721		PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin: CONSTR./FOREST. MACH.	
--Details-- Waste Code: Waste Description:	252 WASTE OILS & LUBRICANTS			
<u>1</u>	8 of 19	77.7	TOROMONT INDUSTRIES LTD. 2940 BASELINE ROAD NEPEAN ON K2H 7T3	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0315911 2009 488490		PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin: Other Support Activities for Road Transportation	
--Details-- Waste Code: Waste Description:	121 ALKALINE WASTES - HEAVY METALS			
Waste Code: Waste Description:	212 ALIPHATIC SOLVENTS			
Waste Code: Waste Description:	213 PETROLEUM DISTILLATES			
Waste Code: Waste Description:	252 WASTE OILS & LUBRICANTS			
<u>1</u>	9 of 19	77.7	Foxy Recycle Inc 2940 baseline road Ottawa ON	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON8213901 2012 562110, 562990		PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin: Waste Collection, All Other Waste Management Services	
<u>1</u>	10 of 19	77.7	Foxy Recycle Inc 2940 baseline road Ottawa ON	GEN
Generator No.: Status: Approval Years: Contam. Facility:	ON8213901 2013		PO Box No.: Country: Choice of Contact: Co Admin:	

Map Key	Number of Records	Elevation (m)	Site	DB
<hr/>				
MHSW Facility:			Phone No. Admin:	
SIC Code:	562110, 562990			
SIC Description:			WASTE COLLECTION, ALL OTHER WASTE MANAGEMENT SERVICES	
 --Details--				
Waste Code:	146			
Waste Description:			OTHER SPECIFIED INORGANICS	
Waste Code:	212			
Waste Description:			ALIPHATIC SOLVENTS	
<hr/>				
<u>1</u>	11 of 19	77.7	Electronic Distributors International Inc. 2940 baseline road Ottawa ON K2H7T3	GEN
Generator No.:	ON8213901		PO Box No.:	
Status:			Country:	Canada
Approval Years:	2016		Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No		Co Admin:	
MHSW Facility:	No		Phone No. Admin:	
SIC Code:	562110, 562990			
SIC Description:			WASTE COLLECTION, ALL OTHER WASTE MANAGEMENT SERVICES	
 --Details--				
Waste Code:	146			
Waste Description:			OTHER SPECIFIED INORGANICS	
Waste Code:	212			
Waste Description:			ALIPHATIC SOLVENTS	
<hr/>				
<u>1</u>	12 of 19	77.7	Foxy Recycle Inc 2940 baseline road Ottawa ON K2H7T3	GEN
Generator No.:	ON8213901		PO Box No.:	
Status:			Country:	Canada
Approval Years:	2015		Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No		Co Admin:	Mike A Hughes
MHSW Facility:	No		Phone No. Admin:	6137263699 Ext.106
SIC Code:	562110, 562990			
SIC Description:			WASTE COLLECTION, ALL OTHER WASTE MANAGEMENT SERVICES	
 --Details--				
Waste Code:	212			
Waste Description:			ALIPHATIC SOLVENTS	
Waste Code:	146			
Waste Description:			OTHER SPECIFIED INORGANICS	
<hr/>				
<u>1</u>	13 of 19	77.7	Foxy Recycle Inc 2940 baseline road Ottawa ON K2H7T3	GEN
Generator No.:	ON8213901		PO Box No.:	
Status:			Country:	Canada
Approval Years:	2014		Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No		Co Admin:	Mike A Hughes

Map Key	Number of Records	Elevation (m)	Site	DB
MHSW Facility: No Phone No. Admin: 6137263699 Ext.102 SIC Code: 562110, 562990 SIC Description: WASTE COLLECTION, ALL OTHER WASTE MANAGEMENT SERVICES				
--Details--				
Waste Code: 212 Waste Description: ALIPHATIC SOLVENTS				
Waste Code: 146 Waste Description: OTHER SPECIFIED INORGANICS				
<u>1</u>	14 of 19	77.7	Electronic Distributors International Inc. 2940 baseline road Ottawa ON K2H7T3	GEN
Generator No.: ON8213901 Status: Registered Approval Years: As of Dec 2017 Contam. Facility: MHSW Facility: SIC Code: SIC Description:				
PO Box No.: Country: Canada Choice of Contact: Co Admin: Phone No. Admin:				
--Details--				
Waste Code: 146 T Waste Description: Other specified inorganic sludges, slurries or solids				
<u>1</u>	15 of 19	77.7	A. WINTERGREEN LANDSCAPING/954660 ONTARIO INC. R.R. #2, 2940 HWY #16 374 NEPEAN ON K2C 3H1	PES
Licence No.: Detail Licence No.: Licence Type Code: Licence Type: Licence Class: Licence Control: Trade Name: Post Office Box: Lot: Concession: Region: District: County:				
Operator Box: Operator Class: Operator No.: Operator Type: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Oper Phone Area Cd: Ext: Oper Phone Number: Proponent Ext:				
<u>1</u>	16 of 19	77.7	A. WINTERGREEN LANDSCAPING/954660 ONTARIO INC R R 2, 2940 HWY #16 BOX 374 NEPEAN ON K2C3H1	PES
Licence No.: Detail Licence No.: Licence Type Code: 02 Licence Type: Operator Licence Class: Licence Control: Trade Name: Post Office Box: Lot:				
Operator Box: Operator Class: Operator No.: Operator Type: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County:				

Map Key	Number of Records	Elevation (m)	Site	DB
Concession: Region: District: County:			Oper Phone Area Cd: Ext: Oper Phone Number: Proponent Ext:	
1	17 of 19	77.7	CRAIG CONSTRUCTION EQUIPMENT 2940 BASELINE RD NEPEAN ON K2H 7T3	SCT
Established:		1955		
Plant Size (ft²):		0		
Employment:		38		
--Details--				
Description:		CONSTRUCTION MACHINERY AND EQUIPMENT		
SIC/NAICS Code:		3531		
Description:		CONSTRUCTION AND MINING (EXCEPT PETROLEUM) MACHINERY AND EQUIPMENT		
SIC/NAICS Code:		5082		
1	18 of 19	77.7	Foxy Recycle Inc. 2940 Baseline Rd Ottawa ON K2H7T3	WDS
Certificate No:		0427-9VNQQ6	Facility Type:	
Mob Unit Cert No:			Site Concession:	
EBR Registry No:			Site Region/County:	Ottawa
Status:		Approved	Total Area (ha):	
Application Status:			Landfill Cap (m³):	
Issue Date:		6/8/15	Landfill Ctrl Type:	
Input Date:			Est Closure Date:	
Date Received:			Transfer Area (ha):	
Record Type:			Transfer Cap (m³):	
Project Type:			Transfer Cert No:	
Approval Type:			Inciner. Area (ha):	
SWP Area Name:			Inciner. Cap (t):	
MOE District:			Process Area (m³):	
Latitude:			Process Cap (m³/d):	
Longitude:			Process Vol (m³):	
Link Source:			Process Feed (m³):	
Proponent:			Mobile Units:	
Prop Address:			Mobile Description:	
Prop City:			Mobile Capacity:	
Prop Postal:			Serial Link:	
Prop Phone:			District Office:	
Proponent County/District:				
Site Lot:				
Full Address:		2940 Baseline Rd Ottawa, Ontario K2H7T3		
Landfill Monitoring:				
Waste Type:				
Waste Type Other:				
Waste Class:				
Waste Class Code:				
Project Description:				
Municipalities Served:				
Site Closing Description:				
Approval Description:				
Waste Description:				
Other Approvals/Permits:				
PDF URL:				

Map Key	Number of Records	Elevation (m)	Site	DB
1	19 of 19	77.7	Foxy Recycle Inc. 2940 Baseline Rd Ottawa ON K2H 7T3	WDS
<div> <div> Certificate No: 0427-9VNQQ6 Mob Unit Cert No: EBR Registry No: Status: Approved Application Status: Issue Date: 2015-06-08 Input Date: Date Received: Record Type: ECA Project Type: WASTE DISPOSAL SITES Approval Type: ECA-WASTE DISPOSAL SITES SWP Area Name: MOE District: Latitude: Longitude: Link Source: IDS Proponent: Prop Address: Prop City: Prop Postal: Prop Phone: Proponent County/District: Site Lot: Full Address: 2940 Baseline Rd Landfill Monitoring: Waste Type: Waste Type Other: Waste Class: Waste Class Code: Project Description: Municipalities Served: Site Closing Description: Approval Description: Waste Description: Other Approvals/Permits: PDF URL: https://www.accessenvironment.ene.gov.on.ca/instruments/9618-9RES8W-14.pdf </div> <div> Facility Type: Site Concession: Site Region/County: Total Area (ha): Landfill Cap (m³): Landfill Ctrl Type: Est Closure Date: Transfer Area (ha): Transfer Cap (m³): Transfer Cert No: Inciner. Area (ha): Inciner. Cap (t): Process Area (m³): Process Cap (m³/d): Process Vol (m³): Process Feed (m³): Mobile Units: Mobile Description: Mobile Capacity: Serial Link: District Office: </div> </div>				

Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Toromont Industries Ltd.		Ottawa ON	
CA	RON ENGINEERING & CONSTRUCTION LTD.	BASELINE RD.	OTTAWA CITY ON	
CA	R.M. OF OTTAWA-CARLETON	BASELINE ROAD EXTENSION (SWM)	OTTAWA CITY ON	
CA	BELL-NORTHERN RESEARCH LIMITED	BASELINE ROAD	NEPEAN CITY ON	
EHS		Baseline Rd	Ottawa ON	
SPL	TRANSPORT TRUCK	HWY 16 MOTOR VEHICLE (OPERATING FLUID)	OTTAWA CITY ON	

Unplottable Report

Site: *Toromont Industries Ltd.*
Ottawa ON

Database:
CA

Certificate #: 8440-7H2L7X
Application Year: 2008
Issue Date: 8/8/2008
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *RON ENGINEERING & CONSTRUCTION LTD.*
BASELINE RD. OTTAWA CITY ON

Database:
CA

Certificate #: 8-4052-87-
Application Year: 87
Issue Date: 6/19/1987
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description:: FUMEHOOD
Contaminants::
Emission Control::

Site: *R.M. OF OTTAWA-CARLETON*
BASELINE ROAD EXTENSION (SWM) OTTAWA CITY ON

Database:
CA

Certificate #: 3-0701-96-
Application Year: 96
Issue Date: 9/4/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *BELL-NORTHERN RESEARCH LIMITED*
BASELINE ROAD NEPEAN CITY ON

Database:
CA

Certificate #: 8-4088-88-

Application Year: 88
Issue Date: 8/17/1989
Approval Type: Industrial air
Status: Underwent 1st revision in 1989
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description:: FUME HOOD
Contaminants::
Emission Control:: No Controls

Site: **Baseline Rd Ottawa ON** **Database:** **EHS**

Order ID:	62024	Date Received:	10/17/2005
Order No:	20051017031	Lot/Building Size:	
Customer ID:	44527	Municipality:	
Company ID:	33445	Client Prov/State:	QC
Status:	C	Search Radius (km):	0.25
Report Code:	1CAN	Large Radius:	2
Report Type:	Site Report	X:	
Report Date:	10/18/2005	Y:	
Report Requested by:	SM Environnement		
Nearest Intersection:			
Previous Site Name:			
Additional Info Ordered:			

Site: **TRANSPORT TRUCK** **Database:** **SPL**
HWY 16 MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON

Ref No:	76308	Sector Type:	
Contaminant Name:		Source Type:	
Contaminant Code:		Receiving Medium:	LAND
Contaminant Limit 1:		Receiving Env:	
Contam Limit Freq 1:		Environment Impact:	POSSIBLE
Contaminant UN No 1:		Nature of Impact:	Soil contamination
Contaminant Qty:		SAC Action Class:	
Material Group:		Year:	
MOE Reported Dt:	9/15/1992	Site Address:	
Health/Env Conseq:		Site Conc:	
Incident Dt:	9/15/1992	Site Lot:	
Incident Cause:	OTHER CONTAINER LEAK	Site County/District:	
Incident Event:		Site Municipality:	20101
Incident Reason:	ERROR	Site Postal Code:	
Incident Summary:	TRANSPORT TRUCK-450 L DIESEL FUEL TO HWY 16 CONTAINED,FD,PD,MTO.		

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2017

Abandoned Mine Information System:

Provincial [AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private [ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jan 31, 2018

Borehole:

Provincial [BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial [CA](#)

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial

CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private

CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2018

Compressed Natural Gas Stations:

Private

CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial

COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial

CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Nov 2017

Certificates of Property Use:

Provincial

CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Oct 2017

Drill Hole Database:

Provincial

DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886-Nov 30, 2017

Environmental Activity and Sector Registry:

Provincial

EASR

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011-Jan 31, 2018

Environmental Registry:

Provincial

EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Oct 2017

Environmental Compliance Approval:

Provincial

ECA

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Jan 31, 2018

Environmental Effects Monitoring:

Federal

EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Feb 28, 2018

Environmental Issues Inventory System:

Federal

EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial

EXP

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: Jun 2000-Dec 2017

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2017

Fuel Storage Tank:

Provincial

FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-December 31, 2017

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2015

TSSA Historic Incidents:

Provincial

HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Environmental Penalty Annual Report:

Provincial

MISA PENALTY

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2017

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2017

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2016

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2017

National Energy Board Wells:

Federal

NEBW

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets 'or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-December 31, 2017

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Oct 2017

Inventory of PCB Storage Sites:

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Oct 2017

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Parks Canada Fuel Storage Tanks:

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: 1988-Aug 2017

TSSA Pipeline Incidents:

Provincial

PINC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Oct 2017

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2017

Retail Fuel Storage Tanks:

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jan 31, 2018

Scott's Manufacturing Directory:

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Sep 2017

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks:

Private

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Aug 2017

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011-Jan 31, 2018

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Mar 31, 2017

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix E

Ministry of Environment, Conservation and Parks – Freedom of Information (FOI) Request

Freedom of Information and
Protection of Privacy Office
40 St. Clair Avenue West, 12th Floor
Toronto ON M4V 1M2
Telephone 416 314-4075

Instructions

Use this form to request records that are in the Ministry's files on environmental concerns related to properties. Our fax number is 416 314-4285.

For Ministry Use Only

FOI Request Number	Date Request Received (yyyy/mm/dd)
Fee Paid	<input type="checkbox"/> Cheque <input type="checkbox"/> VISA/MC <input type="checkbox"/> Cash/Money Order
<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SCB <input type="checkbox"/> SDW	

1. Requester Data

Last Name Lopers	First Name Luke	Middle Initial A
Title Principal	Company Name Lopers & Associates	

Mailing Address

Unit Number	Street Number 30	Street Name Lansfield Way	PO Box
City/Town Ottawa	Province Ontario	Postal Code K2G 3V8	
Email Address Luke@Lopers.ca	Telephone Number 613 327-9073	Fax Number ext.	
Project/Reference Number LOP20-004	Signature of Requester 		

2. Request Parameters

Municipal Address (Municipal address mandatory for cities, towns or regions)

Unit Number	Street Number 2940	Street Name Baseline Road	PO Box
Lot Number	Concession	Geographic Township	
City/Town/Village Ottawa	Province Ontario	Postal Code K2B 7W3	

Present Property

1. Owner 3223701 Canada Inc.	Date of Ownership (yyyy/mm/dd) 2000/04/22
Tenant (if applicable)	

Previous Property

1. Owner	Date of Ownership (yyyy/mm/dd)
Tenant (if applicable)	

3. Search Parameters

Search Parameters	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	All
Orders	All
Spills	All
Investigations/prosecutions ► Owner and tenant information must be provided	All
Waste Generator number/classes	All

Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.

4. Environmental Compliance Approvals/Certificates of Approval

Environmental Compliance Approvals/Certificates of Approval	SD	Specify Year(s) Requested
air - emissions	<input checked="" type="checkbox"/>	1986 to Present
renewable energy	<input checked="" type="checkbox"/>	1986 to Present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	<input checked="" type="checkbox"/>	1986 to Present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	<input checked="" type="checkbox"/>	1986 to Present
waste water - industrial discharge	<input checked="" type="checkbox"/>	1986 to Present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	<input checked="" type="checkbox"/>	1986 to Present
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	<input checked="" type="checkbox"/>	1986 to Present

Proponent information must be provided and Environmental Compliance Approval/Certificate of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years to be searched. Specify Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.

Appendix F

Technical Standards and Safety Authority Correspondence

From: [Public Information Services](#)
To: [Luke Lopers](#)
Subject: RE: TSSA Records Search Request - Environmental Research
Date: March 1, 2021 4:22:23 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses. For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 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.

Thanks,



Sherees Thompson | Public Information Agent

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3363 | Fax: +1-416-231-6183 | E-Mail: sthompson@tssa.org

www.tssa.org



From: Luke Lopers <Luke@lopers.ca>

Sent: March 1, 2021 12:11 PM

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

Subject: TSSA Records Search Request - Environmental Research

[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 search the TSSA database for records of fuel storage tanks, spills, incidents or infractions for the following addresses located in the City of Ottawa (**formerly Nepean**), ON:

- 2930, 2940, 2946 Baseline Road
- 9, 11, 13 Cowichan Way
- 173 Valley Stream Drive
- 16, 18, 20, 22 Gladescrest Court

Thank you for your time,

Luke Lopers, P.Eng.

Principal

LOPERS & ASSOCIATES

Cell: 613-327-9073 Email: Luke@Lopers.ca

30 Lansfield Way, Ottawa, Ontario K2G 3V8

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Appendix G

City of Ottawa Historic Land Use Inventory (HLUI)



File Number: D06-03-21-0042

June 21, 2021

Luke Lopers
Lopers & Associates
30 Lansfield Way
Ottawa, ON K2G 3V8

Sent via email [Luke@Lopers.ca]

Dear Mr. Lopers,

**Re: Information Request
2940 Baseline Road, 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>
- **Sewer Use Program:** The City's Sewer Use Program has found the following information pertaining to the subject property: Records for 2940 Baseline Road: Reports, inspections, samples, and agreements.

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.

Sincerely,



Jeffrey Ren

Per:

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

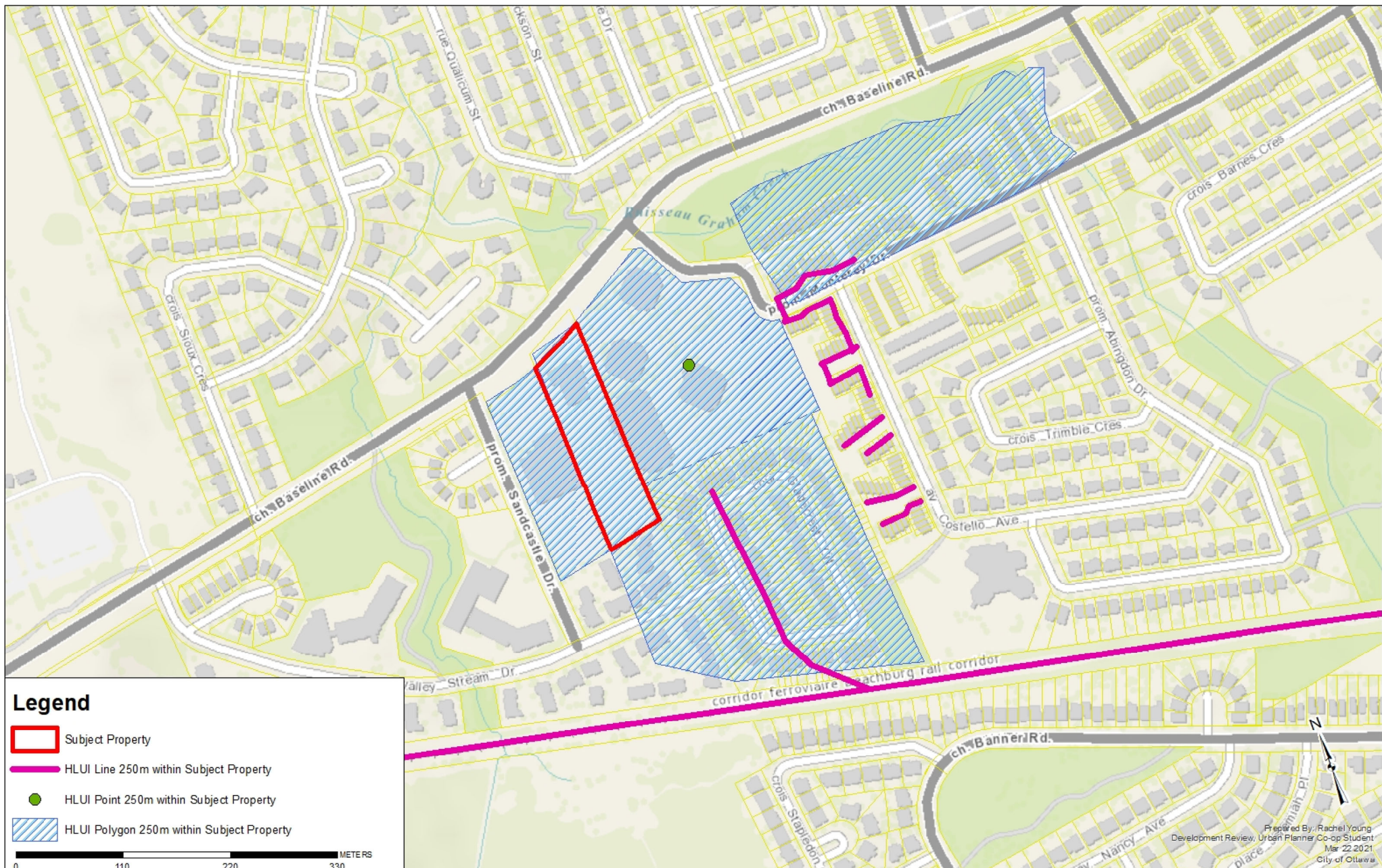
MB / JR

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-21-0042

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



HLUI SUMMARY REPORT
AREA FEATURES

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY
5770	FED-GOVT CANADA	Public administration	2006-ES	1			2930	BASELINE	RD		
5771	FED-HEALTH CANADA	Public administration	2012-ES	1			2930	BASELINE	RD		
6810	HUBER & SUHNER CANA	Office, Store and Business	2000-PID	1	2000	c. 2000; c.	2948	BASELINE	RD		NEPEAN
6811	ARVAND AUTO SERVICE	Administrative and support	2006-ES	1	2006	ES 2006	2934	BASELINE	RD		
6812	ALLIED BUILDING SUPP	Concrete Products Industr	1958-S; 1961-M; 1961-S; 1962-M	1	1961-1965	c. 1961-19	2932	BASELINE	RD		OTTAWA
6813	CAMPEAU CORPORATIO	Other Wood Industries	1970/71-S; 1971-M	1	1970-1971	c. 1970-19	2932	BASELINE	RD		OTTAWA
6814	NORTHERN TELECOM (I	Electric Lighting Industries	1998-SC; 2001-ES	1	2001	c. 2001	2930	BASELINE	RD		OTTAWA
6815	SNC LAVALIN O & M		2016-PID	1	2016	PID2016	2934	BASELINE	RD		OTTAWA
7647	SNOW DUMP	Snow Dump	1965-AirPhoto	1	1965						
8047	GHATTAS PAUL DR	Office, Store and Business	2001-ES	1	2001		2948	BASELINE	RD		NEPEAN
10048	FOXY RECYCLE INC	Construction	2001-ES; 2006-ES; 2012-ES	1	2001-2012	ES 2001; E	2940	BASELINE	RD		
10049	BATTLEFIELD EQUIPME	Machinery and Equipment	2000-PID; 2001-ES; 2004-GWSt	1	2001-2012	ES 2001; E	2940	BASELINE	RD		
10050	R M GARDINER CONSTR	Residential Building and D	2001-ES; 2005-SelectPhone; 200	1	2001-2012	c. 2001; c.	2940	BASELINE	RD		
10051	CRAIG CONSTRUCTION	Construction and Forestry	1998-SC; 2000-PID; 2001-ES	1	1998-2001	c. 1998; c.	2940	BASELINE	RD		NEPEAN

HLUI SUMMARY REPORT
AREA FEATURES

ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Length
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	911910				760.6290772
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	911910				760.6290772
2946	BASELINE	RD		K2H8T5	46940048	NEPEAN	334110; 334290; 611110				525.7259152
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	561420				760.6290772
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	321215; 321911	254; 354	Sashless windows, kitchen		760.6290772
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	321111; 321112	251; 259	Scott's 1970/71 directory i		760.6290772
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	334290				760.6290772
2930	BASELINE	RD		K2H8T5	46940052	NEPEAN	<Null>		;		760.6290772
											922.0419437
2948	BASELINE	RD			46940048	NEPEAN					525.7259152
2940	BASELINE	RD		K2H7T3	46940570	NEPEAN	231210; 231220; 532420; 562210				545.9526724
2940	BASELINE	RD		K2H7T3	46940570	NEPEAN	231210; 231220; 532420; 562210				545.9526724
2940	BASELINE	RD		K2H7T3	46940570	NEPEAN	236110; 236210; 236220				545.9526724
2940	BASELINE	RD		K2H7T3	46940570	NEPEAN	417210; 417990	991; 994			545.9526724

HLUI SUMMARY REPORT
AREA FEATURES

Shape_Area
35506.85833
35506.85833
12049.67353
35506.85833
35506.85833
35506.85833
35506.85833
35506.85833
38576.31289
12049.67353
12076.81419
12076.81419
12076.81419
12076.81419

HLUI SUMMARY REPORT
POINT FEATURES

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	TANK_LOCATION	TANK_CONTENT	TANK_SIZE	TANK_TYPE	TANK_STATUS	SOURCE	INSTALLED_ST_NUM	INSTALLED_ST_NAME	INSTALLED_ST_ABR	INSTALLED_ST_DIR
7853	ALLIED BLDG - CANADIAN PETROFINA		UST	gasoline	2270	Permit		Bylaw No. 8022 -	2930	BASELINE	RD	

HLUI SUMMARY REPORT
POINT FEATURES

COMMENT	MTM_X	MTM_Y	IMAGE_MAP	IMAGE_CERTAIN TY	IMAGE_MAP_ 2	TANK_MATE RIAL	TANK_ID	TANK_LEAKI NG	TANK_REMO VED	REMOVED_DA TE	DATE_INSTALL ED	NATURE_OF_B USINESS	SCANNED _DRAWIN G
2932 baseline rd subordinate add	359857.0747	5022006.982					ST1612				15/12/1958	3 - 500 gasoline USTs	

HLUI SUMMARY REPORT
POINT FEATURES

TEMPREc ordID	CAPACITY _UOM	MUNICIPALITY	POSTCODE

HLUI SUMMARY REPORT
LINEAR FEATURES

OBJECTID	SOURCE	FEATURE	YEAR	COMMENT	NAME	Shape_Length
458	City of Ottawa	Railway				1107.438
472	City of Ottawa	Railway				966.0672
1990	1974-Texaco Piping Layout	Fuel line				21.82169
2000	1974-Texaco Piping Layout	Fuel line				13.12359
2940	1975-Texaco Piping Layout	Fuel line				91.96837
2950	1974-Texaco Piping Layout	Fuel line				6.823882
3255	1974-Texaco Piping Layout	Fuel line				150.6146
3256	1974-Texaco Piping Layout	Fuel line				72.42353
3258	1974-Texaco Piping Layout	Fuel line				48.5052
3260	1974-Texaco Piping Layout	Fuel line				30.60614
3261	1974-Texaco Piping Layout	Fuel line				50.9093
3263	1974-Texaco Piping Layout	Fuel line				46.85516
3529	1971-Topo-31G05c	Abandoned Railway				272.2868

Appendix H

Aerial Photographs



1951 Aerial Photograph



1958 Aerial Photograph



1965 Aerial Photograph



1982 Aerial Photograph



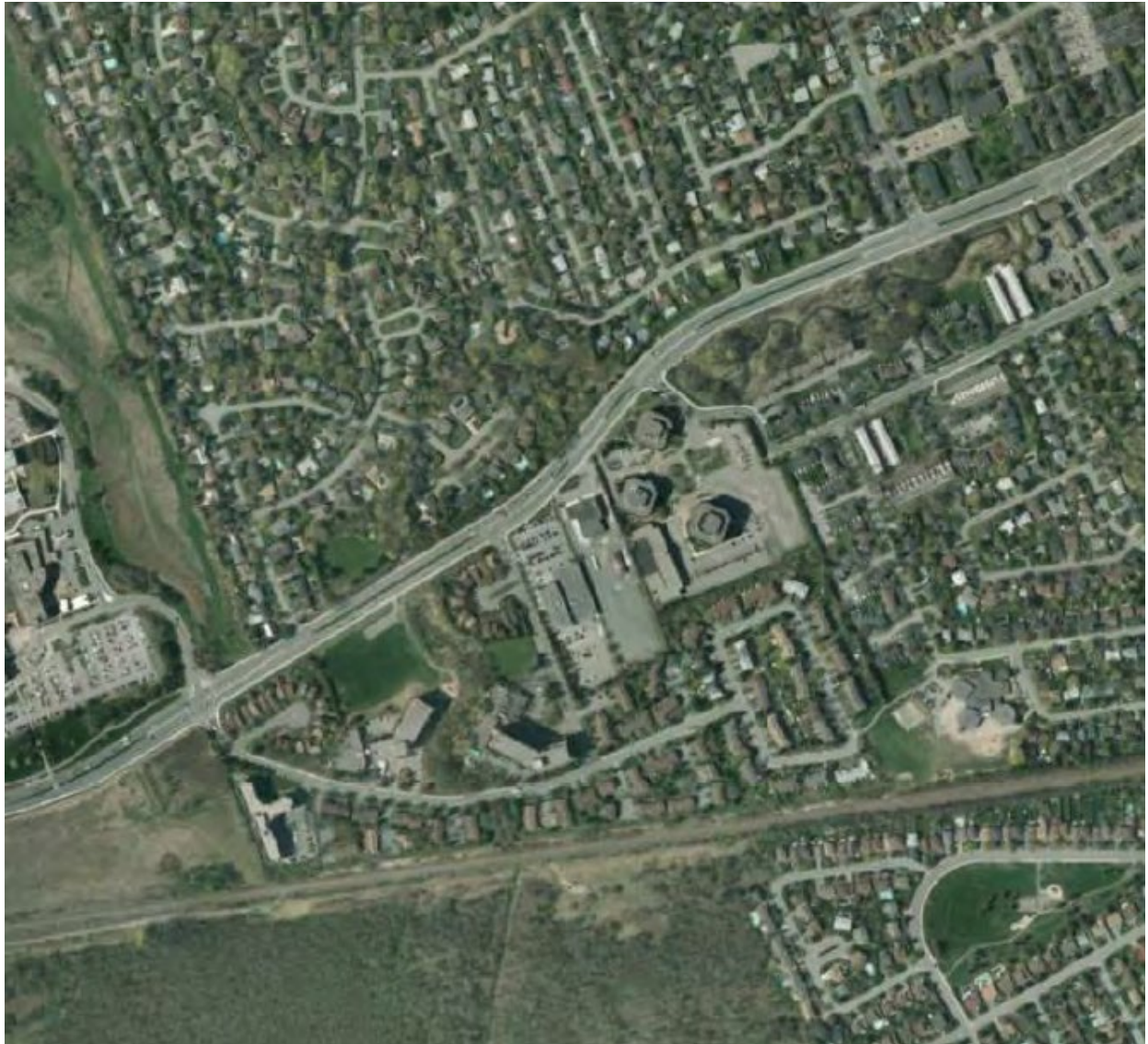
1991 Aerial Photograph



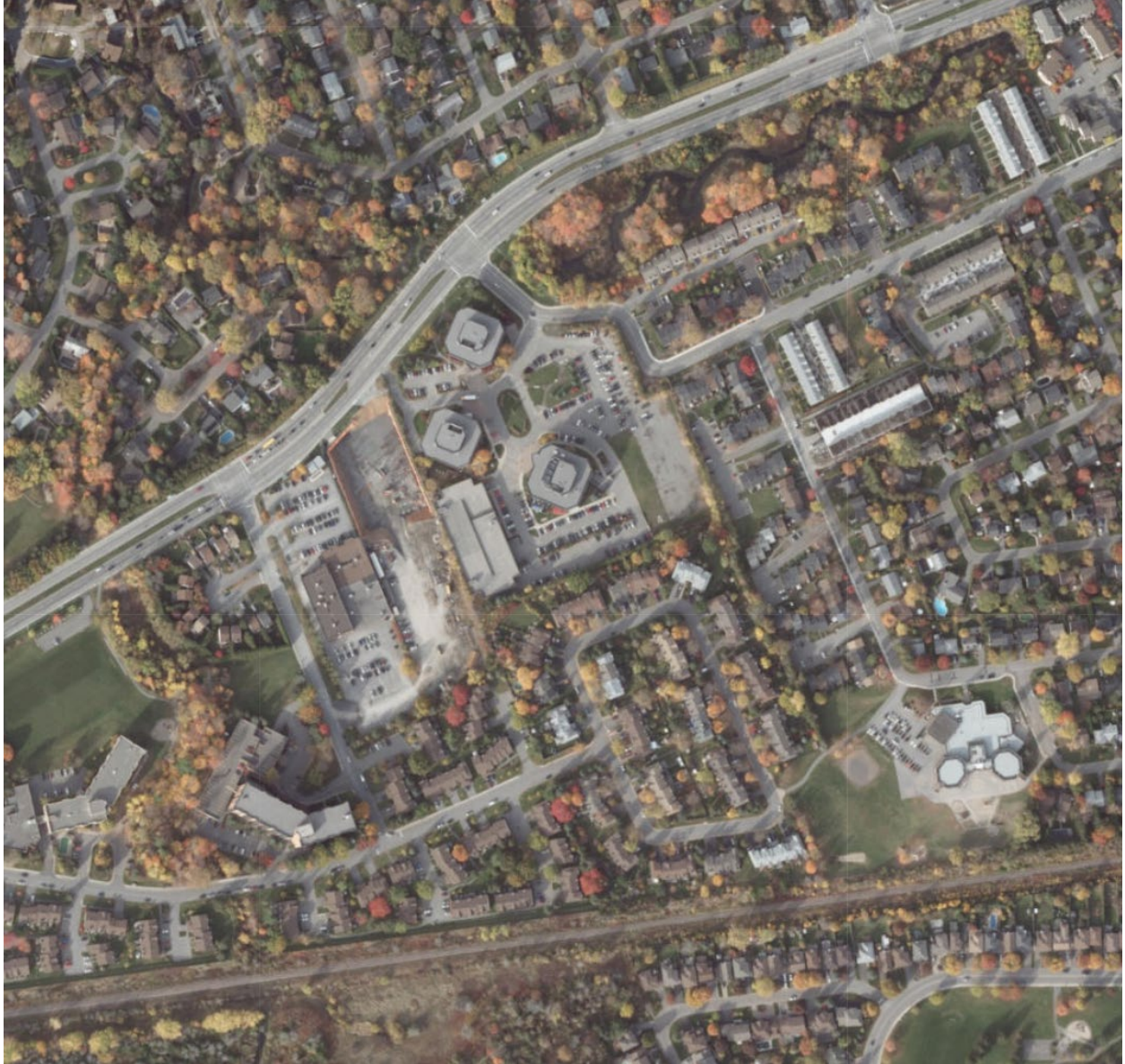
1996 Aerial Photograph



2005 Aerial Photograph



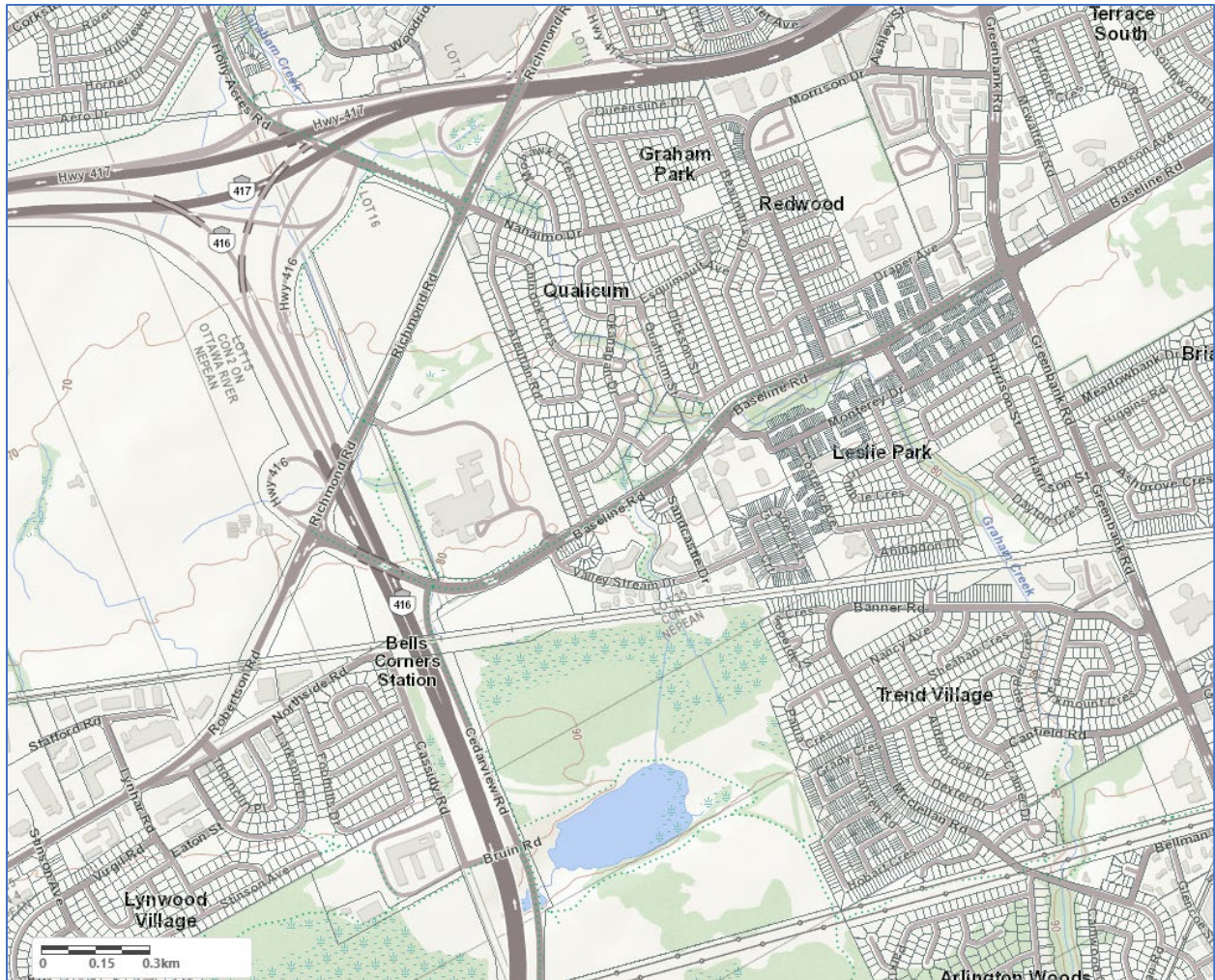
2011 Aerial Photograph



2019 Aerial Photograph

Appendix I

Topographic Map



Topographic Map

Appendix J

Photographic Log



Photograph 1: View of Phase One Property looking south from the north side of Baseline Road. View shows the Phase One Property under construction with the future residential apartment building with commercial ground floor.



Photograph 2: View of Phase One Property looking east. View shows the Phase One Property under construction with the future residential apartment building with commercial ground floor.



Photograph 3: View of the east side of the Phase One Property looking south. View shows the limited undeveloped space, typical for the surrounding of this type of building.



Photograph 4: View of the land immediately south of the Phase One Property, which is used as a construction staging area. The soil immediately adjacent to the south side of the building has been excavated and this area will provide access to the underground parking garage.



Photograph 5: View of the basement and future underground parking garage, two storeys below the surface grade, in the building under construction at the Phase One Property.



Photograph 6: View of the crane base, founded temporarily on bedrock at the lower (2nd) level of the underground parking/basement level of the building at the Phase One Property. A grab sample of water which had accumulated in the depression for the crane base was collected for laboratory analysis at the time of the Phase One Site Inspection.



Photograph 7: View of the interior of the proposed commercial units in the north portion of the Phase One Property building. View is looking northeast and shows some construction materials storage.



Photograph 8: View of interior of one of the future residential units on the 3rd storey of the building under construction at the Phase One Property.

Appendix K

Qualifications of Assessors



PROFILE

Mr. Lopers is an environmental engineer with over 12 years of experience in environmental engineering specializing in due diligence investigations. Mr. Lopers has extensive experience in Phase I and II Environmental Site Assessments; environmental remediation, and investigations; record of site condition submissions; asset inventory, designated substance surveys and abatement projects; environmental expertise on legal issues; and coordination of various monitoring programs (groundwater, surface water, air).

Mr. Lopers has participated in various Property Condition and Building Envelope mandates at various residential and commercial properties throughout Ontario.

Mr. Lopers has a strong commitment to health and safety, having experience leading a regional health and safety committee as a certified employee representative. Mr. Lopers has extensive training including OSHA 40-hour HAZWOPER, ASP Health and Safety on Construction Sites in Quebec, Ontario Working at Heights, Emergency First Aid/CPR and WHMIS.

CONTACT

EMAIL:

Luke@Lopers.ca

LUKE LOPERS

Principal

LOPERS & ASSOCIATES

EDUCATION

University of Waterloo,

B.A.Sc., Honours Environmental Engineering

Management Science Option Designation - 2002 - 2008

PROFESSIONAL EXPERIENCE

Lopers & Associates, Principal, Project Manager, Senior Environmental Engineer

Ottawa, Ontario - 2020–Present

Responsible for the management, coordination, supervision, completion and delivery of Phase I/1 and II/2 Environmental Site Assessments, Environmental Remediation Programs, Environmental litigation support, Designated Substance Surveys, scope of work development, cost estimates and proposals

GHD Limited, Project Manager, Senior Environmental Engineer

Ottawa, Ontario - 2013–2020

Responsible for the management, senior technical review, coordination, supervision, completion and delivery of Phase I/1 and II/2 Environmental Site Assessments, Environmental Remediation Programs, Environmental litigation support, Designated Substance Surveys, scope of work development, cost estimates and proposals
Office Safety Captain and Joint Health and Safety Committee team leader

Paterson Group Inc., Project Manager, Environmental Engineer

Ottawa, Ontario - 2009–2013

Responsible for supervision, completion and review for Phase I/1 and II/2 Environmental Site Assessments, Environmental Remediation Programs, Designated Substance Surveys

NEXT Environmental Inc., Site Investigation Staff

Burnaby, British Columbia - 2008–2009

Responsible for fieldwork and reporting for Stage/Phase I and II Environmental Site Assessments, Environmental Remediation Programs

PROFESSIONAL DESIGNATIONS

Licensed Professional Engineer (P.Eng.) with Professional Engineers Ontario (PEO) since 2012

Qualified Person (QP), Environmental Site Assessments with Ontario Ministry of the Environment, Conservation and Parks

PROJECT EXPERIENCE

Environmental Site Assessments

**Project Engineer/Manager
Phase 1 Environmental Site
Assessment | Various Clients |
Ontario, Quebec and British
Columbia | 2006-2020**

Project Engineer/Manager for Phase I Environmental Site Assessments in support of acquisition/divestiture/regulatory requirements for various properties in Ontario, Quebec and British Columbia, including the following:

- Canadian Tire Retail Store and Gas Bar, CTR 417 - 2560 Princess Street, Kingston, Ontario
- Former Automotive Dealership and Service Garage, North Vancouver, British Columbia
- Former Philips Cable Plant, Brockville, Ontario
- Former Cornwall Cotton Mill, Cornwall, Ontario
- Retail Fuel Outlet and Automotive Service Garage, Ottawa, Ontario
- Jack Garland Airport Land, North Bay, Ontario
- Various Commercial/Residential Properties, Ontario and British Columbia
- Various Residential Properties, Ontario, Quebec and British Columbia
- Rochester Heights (811, 818 Gladstone Avenue), Ottawa, Ontario

**Project Engineer/Manager
Phase Two Environmental Site
Assessments | Various Clients |
Various Locations | 2008-2020**

Project Engineer/Manager for the following field investigation and/or regulatory reporting requirements for Phase II ESAs and other Site Investigations:

- Proposed Canadian Tire Development, CTR 693P - Terry Fox Drive at Eagleson Road, Stittsville, Ontario
- Former Retail/Private Fuel Outlets, Ottawa/North Bay/Vancouver, Canada
- Operational/Former Industrial Facilities, Ottawa/Cornwall/Sarnia/Brockville/Gananoque, Ontario
- Existing Dry Cleaning Facilities, Ottawa/Arnprior, Ontario
- Automotive Service Garages, Ottawa/Vancouver, Canada
- Various Commercial/Residential Properties, Eastern Ontario
- Tetrachloroethylene Groundwater Plume, Commercial Property, Ottawa, Ontario
- Rochester Heights (811, 818 Gladstone Avenue), Ottawa, Ontario

**Project Manager
Phase One, Phase Two
Environmental Site
Assessments, Environmental
Delineation Quality Assurance
Program | Costco Wholesale |
Ottawa, ON | 2014-2019**

Project Manager for the completion of a Phase One ESA for the potential acquisition of a commercial property. Upon discovery of APECs at the Site and significant data gaps in previous investigations, completed a Phase Two ESA to evaluate soil and groundwater quality at the Site. Further oversight of original owner's environmental consultants was completed to ensure adequate delineation and characterization of a dNAPL groundwater plume at the Site, present at significant depths in shale bedrock, which originated as a result of a former on-Site dry-cleaning operation.

Environmental Remediation Programs

**Project Engineer
Underground Fuel Storage
Tank Removals and
Environmental Remediation
Programs in Vicinity of Active
Underground Services |
Ottawa, ON | 2010, 2012**

Project Engineer for removal of underground heating oil storage tanks adjacent to residential buildings. Completed excavation supervision of contaminated soil around and below active underground services, including hydro, water and natural gas infrastructure at residential properties. Activities included oversight of removal of petroleum, impacted soil, and field screening and collection of confirmatory soil and groundwater samples for petroleum hydrocarbon analysis. Prepared Phase I, II and III Environmental Site Assessment reports.

**Project Engineer
Retail Fuel Outlet
Decommissioning and
Remediation | Ottawa, ON |
2012**

**Project Engineer/Manager
Former Fuel Outlet
Investigation and Remediation |
Merrickville, ON | 2016-2017**

Record of Site Conditions

**Project Manager/Engineer
Residential Redevelopment |
Environmental Remediation
Program and Record of Site
Condition Submission | Ottawa
| 2015**

**Project Manager/Engineer
Industrial Development |
Environmental Assessment and
Record of Site Condition
Submission | Township of
Edwardsburgh/Cardinal | 2015**

Excess Soil Management

**Project Engineer/Manager
Management of Excess Soil |
CTREL, Brigid, Ottawa
Community Housing
Corporation | Ottawa and
Pembroke, Ontario | 2016, 2018**

Designated Substance Surveys

**Project Manager
Designated Substance Surveys
and Hazardous Building
Materials Assessment |
Ottawa, Pembroke,
Southeastern Ontario | 2010-
2020**

Environmental Litigation Support

**Project Manager, Field
Engineer, Expert Witness
Ottawa, Ontario | 2014-2020**

Project Engineer for UST removal and confirmatory soil sampling at former ESSO gas station in Ottawa, Ontario. Activities included oversight of removal of USTs and product lines, oversight of removal of petroleum-impacted soil and groundwater encountered and backfilling operations, and field screening and collection of confirmatory soil and groundwater samples for petroleum hydrocarbon analysis.

Project Engineer for confirmatory soil and groundwater sampling following UST removal at former Shell gas station. Activities included oversight of removal of petroleum-impacted soil, pumping of groundwater encountered and backfilling operations, and field screening and collection of confirmatory soil and groundwater samples for petroleum hydrocarbon analysis. Additional borehole/monitoring well drilling also completed.

Project Manager for delineation of soil contamination and groundwater sampling for a former automotive garage and gas station property in Ottawa, Ontario. Presented and implemented remedial action plan to remediate on-Site contamination. Directed staff in collection of post remediation confirmatory soil and groundwater samples for contaminants of concern. Prepared remediation closure report and record of site condition supporting documentation for submission to the Ministry of the Environment and Climate Change.

Project Manager for environmental assessments for a proposed industrial business park, in an existing industrial area within the Township of Edwardsburgh/Cardinal, Ontario. Prepared environmental assessment reports and record of site condition supporting documentation for submission to the Ministry of the Environment and Climate Change.

Project Engineer/Manager for sampling, analytical testing, development of soil management plans and monitoring during removal of excess soil generated as part of construction activities, including the following properties/facilities:

- Rochester Heights (811, 818 Gladstone Avenue), Ottawa, Ontario
- Residential redevelopment, 121 Parkdale Avenue, Ottawa, Ontario
- CTR 079, 1104 Pembroke Street East, Pembroke, Ontario
- CTR 297, 2010 Ogilvie Road, Ottawa, Ontario

Project Manager for asbestos containing material (ACM) surveys, designated substance surveys (DSSs), Hazardous Building Materials Assessments (HBMAs) or mould assessments at the following sites:

- DSSs at various municipal facilities for the City of Pembroke, Pembroke, Ontario. Preparation of Asbestos Management Plan.
- HBMAs at various institutional buildings for the Catholic District School Board of Eastern Ontario, Southeastern Ontario.
- DSSs and ACM surveys at various residential, buildings (dwellings and apartment buildings) for private residential clients, Ottawa, Ontario.
- DSS and abatement oversight during demolition, residential buildings (townhouses) for Ottawa Community Housing Corporation, 818 Gladstone Avenue, Ottawa, Ontario.

Project Manager, Field Engineer and Expert Witness for a fuel spill, remediation program, groundwater monitoring program and litigation review for redevelopment of a residential property adjacent to a central heating plant at an institutional facility.

Education

BEng Geological Engineering, École Polytechnique de Montreal, Montreal, Quebec, 1990

MSc Geophysics, University of British Columbia, Vancouver, British Columbia, 1983

BSc Geophysics, Honours, University of British Columbia, Vancouver, British Columbia, 1980

Certifications

Registered as PMP with Project Management Institute since 2012, requalified in 2018

Qualified Person (QP) for Environmental Site Assessments with Ontario Ministry of Environment and Conservation and Parks

Professional Affiliations

Licensed as P.Eng. with the Professional Engineers of Ontario (PEO) since 1994

Licensed as Ing. with l'Ordre des ingénieurs du Québec (OIQ), 1992

Licensed as P.Eng. with NAPEG (NWT and Nunavut), since 2009.

Licensed as P.Eng with Engineers Yukon since 2018

Federal Clearance Level

Secret ID # 95251065

DON PLENDERLEITH

Senior Environmental Engineer and Project Manager

PROFESSIONAL SUMMARY

Mr. Plenderleith has been an environmental engineer for 30 years. From 1990 to 2000 he worked at specialty firms in Montreal and Ottawa where he gained field and reporting experience in site assessment and remediation of retail fuel outlets and railway yards. In 1991 and 1992 he worked on a CIDA sponsored project to assess additional water resource potential in two provinces in Indonesia. He worked for Golder for 19 years on projects in Ottawa, the North and overseas.

His expertise covers all steps in contaminated site management: Phase I, II and III environmental site assessments (ESAs), risk assessments, remedial options evaluations, remedial action plans, tender plans and specifications, remediation project oversight, long-term monitoring and project closure. He has largely concentrated on federal sites since 2002 and was Golder's initial point of contact on the Environmental Standing Offer Agreement with PSPC in the National Capital over that time.

Don led Golder's national client service team for Federal government and was responsible to Golder's management for maintaining strong relations with the federal government. Locally, he provided project management and technical direction of a variety of environmental projects from the Ottawa office. Don mentored several junior professionals. His site portfolio included: military bases, Northern sites, navigational sites, correctional facilities, research labs, commercial buildings and Canadian embassies abroad. On several multi-year projects (Kingston Penitentiary and Connaught Ranges landfill) he directed all steps of site management from initial investigations, through to site closure.

Don is equally experienced at providing strategic and portfolio-level assistance to clients as well as site-specific level work. He has written contaminated sites management plans for several federal Departments. He helped to develop components of the FCSAP project manager's tool kit and has trained federal project managers in its use. He has provided program-level assistance to the FCSAP Secretariat for funding demand forecasting and long-term strategy and risk management. For nine years he led a multi-disciplinary team that performed contaminated site liability peer reviews for the Office of the Auditor General of Canada.

Don completed his engineering degree in French and is licensed to practice in Quebec. He frequently coordinates the French language component at bilingual meetings and workshops.

PROJECT EXPERIENCE – STANDING OFFER MANAGER

**Public Services and
Procurement Canada,
National Capital Region,
Environmental
Engineering Standing
Offer (2002-2019).**

Don managed Golder's Environmental Standing Offer Agreement (SOA) with PSPC in the National Capital Region from 2002 to 2019. He was the first point of contact with PSPC for new call-ups. He formed project teams from the approved resources and reviewed the work plans under each call-up. He was responsible and accountable for Golder's overall project performance to PSPC.

PROJECT EXPERIENCE – SENIOR PROJECT MANAGER

**Phase I, II, and III and
Remediation at Pittsburgh
Institution and Kingston
Penitentiary for PSPC/CSC
near Kingston, Ontario**

Environmental Site Assessment, Remediation Planning and Implementation for the Pittsburgh Institution and Kingston Penitentiary, Kingston, Ontario from 2007 to 2015 - Don was the Senior Project Manager and project reviewer for the Phase I, II and III of contaminated sites on two similar projects at these federal penitentiaries. Don performed project management and provided technical direction during the full suite of services from site assessment through to remediation. Federal project management tools, and FCSAP technical tools (GOST) were used to assist with procedural compliance. Don assisted PSPC with the tender specification for both remediation projects and performed on-site supervision during the fast-track remediation work at Pittsburgh. Don also performed senior review of the draft and final reports.

**Peer Review and Liability
Review of US Steel Site in
Hamilton Harbour for
PSPC and Transport
Canada (July-August 2016)**

Don was the Senior Project Manager for a Peer Review of reports pertaining to the US Steel site on Hamilton Harbour that the Hamilton Port Authority (HPA) was considering purchasing. TC requested the peer review and liability review in its oversight role over the HPA. Don brought a senior expert in at steel industry at Golder onto the project team. With his input some important gaps in the previous site assessments, management plans and liability estimates were identified to TC.

**Contaminated Site
Reporting and Review for
Department of National
Defence Ottawa, Ontario,
Canada**

Don has managed several projects for DND's Director General Environment, related to the financial reporting of DND's contaminated sites. He managed the EcoNet validation project in 2006, in which the systems and procedures by which site cost and liability information are input to DND's Contaminated Site database, Econet. Several of DND's major projects being run out of headquarters were reviewed in that exercise. In 2008 he assisted DND by producing the 2008 update of their Contaminated Sites Management Plan (CSMP) for Treasury Board submission. Nine divisional CSMPs were reviewed, summarized and incorporated into the departmental CSMP.

PROGRAM LEVEL WORK – FEDERAL CONTAMINATED SITES

Project Management Tools for Contaminated Sites, Ottawa, Ontario, Canada

Mr. Plenderleith developed two of the FCSAP Project Management Tools: Status Reporting and Project Risk Management. He has provided training in the tools to federal project managers country-wide. He has delivered training sessions at RPIC National Contaminated Sites workshops on several occasions on the PM Tools, the Sustainable Development Tool (SDAT), and Guidance Tool for Selection of Technologies Tools (GOST).

Assistance to FCSAP for program-level Risk Management, PWGSC/ECCC Ottawa, Ontario

Don has led a team at Golder that provided assistance to the FCSAP Secretariat from 2013 to 2019 in the areas of cost projections for funding demand estimates. He devised a method of projecting the costs of unassessed sites based on closure costs of similar sites. This tool was used to estimate the funding demand for FCSAP Phase III and past Phase III. Don assisted the Secretariat with Long-Term Strategic planning for FSCAP post 2020 when the 15-year program is due to sunset.

Secondments to Federal Departments

Mr. Plenderleith has been seconded from Golder to the Department of Foreign Affairs and International Trade (now Global Affairs Canada “GAC”) on three occasions to develop their Contaminated Sites Management Plans and to fill in while GAC was staffing their full-time environmental engineer position. Through these secondments he has developed a greater understanding of the role of federal custodians in managing their programs.

PROJECT EXPERIENCE – NORTHERN SITES

DEW Line Site Monitoring, Baffin Region, DND (2015-19)

Mr. Plenderleith was the project director of Golder’s DEW Line Monitoring contract with DND from four years 2015 to 2019. He was responsible for overall program quality and liaison with the client and management of Inuit subcontractors. The project was multi-disciplinary, involving geotechnical and environmental components. Mr. Plenderleith has developed a very positive working relationship with the hamlet of Qikiqtarjuaq and the Inuit staff from that community, many of whom have returned to work with Golder every year. All Inuit Participation Targets were exceeded.

Tundra Mine Remediation Monitoring PSPC/INAC (2016-2018)

Don was the Senior project director for Golder’s Remediation Monitoring of Tundra Mine (NWT) for PSPC and INAC. This project is multi-disciplinary involving surface water and groundwater environmental monitoring and aquatic monitoring for the final stages of the remediation of Tundra Mine. Don has reviewed the monthly and annual monitoring reports produced for the Water Licence. His earlier experience with the RAP for Tundra has been valuable on this project.

**Remedial Options Review
and Remedial Action
Planning Former Water
Tanker Base, Inuvik
Airport, NWT 2010-12**

From 2010 to 2012, Mr. Plenderleith was the technical director for the Phase III ESA detailed site assessment and remediation planning of the former Water Tanker Base at the Inuvik Airport in NWT. The work included determining the contaminants of concern, delineation of contaminated soil and seasonal groundwater areas, and assessing remedial options. The remedial action plan reviewed chemical oxidation and removal & disposal options within the constraints of northern work season, and the distance to a disposal facility. Descriptions, costs, advantages and limitations were provided for several options. GNWT performed the remediation with own forces.