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Phase I-Environmental Site Assessment

Commercial and Residential Properties 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue Ottawa, Ontario

> Prepared For The Estate of Carson Unsworth

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January 28, 2016 Report: PE3391-1R patersongroup North Bay Kingston

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EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment (ESA) was carried out for the commerical and residential properties addressed 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, in the City of Ottawa, Ontario. The subject site is an amalgamation of residential and commercial land, for which redevelopment is being considered.

Based on the available data, the general area of the subject site was utilized as a domestic landfill prior to the 1940s. The subject site was first developed with three (3) residential structures along Tweedsmuir, a commercial structure on the northeast corner of the property at 1976 Scott Street and one (1) or more commercial structures (including an autobody shop) on McRae Avenue in the 1940s and 1950s. Between the 1940s and 1960s, additions were made to the commercial structure on McRae Avenue. The commercial structure(s) along McRae Avenue have been occupied by one (1) or more automotive service garages and/or commercial autobody shops, since initial development. The northern portion of the subject site (1976 Scott Street) was occupied by a retail fuel outlet, with three (3) underground storage tanks, between 1971 and 2002.

The retail fuel outlet was decommissioned in 2002-2003 by SEACOR Environmental Inc. Based on a review of their letter report and the observations made during a 2008 Phase II-ESA, petroleum hydrocarbon impacted groundwater is considered to be present in the area of the former retail fuel outlet.

Paterson carried out a Phase I-II ESA for the subject site in 2008. Limited groundwater and soil testing identified petroleum hydrocarbon (PHC) fraction F1, benzene, toluene, xylenes and chloroform impacted groundwater north of the commercial building and PHC and metals impacted fill on the east side of the commercial building.

Following the historical review, a site visit was conducted. The site is occupied by residential dwellings (311 and 315 Tweedsmuir Avenue), a kiosk on the north side of the subject site and a commercial structure on the southeast portion of the subject site. The commercial structure is occupied by Westboro Self-storage, a construction site office, two (2) garage bays used for storage of landscaping equipment and two (2) automotive service garages (AutoRebex and Gifford Automotive). Two (2) aboveground storage tanks were observed in each automotive service garage and staining was observed throughout the garage units, including the landscaper's garage bays. Oil water separators and drains on interior of the subject building were observed to contain oily water.

The current use of the subject site as multiple automotive service garages is considered to represent on-site potentially contaminating activities, which generate areas of potential environmental concern (APECs) on the subject site. Neighbouring properties in the area of the subject site consisted of residential commercial and industrial properties. Various commercial and industrial properties in the Phase I study area were identified as PCAs, however, none of these sites are considered to generate APECs for the subject site.

Recommendations

Based on the results of the Phase I - Environmental Site Assessment (ESA), in our opinion a Phase II-ESA is required for the property.

It is recommended that the garage tenants be asked to improve their management of chemicals, fuels and oils on the property. Future spills should be addressed immediately and saturated absorbent material should be removed and replaced where necessary.

As mentioned in Section 6.2, asbestos containing materials (ACMs) and lead based paint may be present within the subject buildings along with other designated substances. A designated substance survey should be carried out according to Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition of the subject buildings.

1.0 INTRODUCTION

At the request of Ms. Carol Morris-Unsworth of the Estate of Carson Unsworth, Paterson Group (Paterson) conducted a Phase I-Environmental Site Assessment (Phase I-ESA) of the commercial and residential properties located at 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the site and study area to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I-ESA by Ms. Carol Morris-Unsworth.

A Phase I-ESA was conducted for the property at 320 McRae Avenue, 1976 Scott Street and 311 Tweedsmuir Avenue in 2014. Due to the addition of 315 Tweedsmuir Avenue to the subject site, the original Phase I-ESA has been updated in this report with the most recent site visit having been carried out in January 2016.

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

This Phase I-ESA report has been prepared in general accordance with Ontario Regulation 153/04 as amended by O.Reg. 269/11 (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I-ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario.			
Legal Description:	Lots 12 to 19, Registered Plan 273 and Lots 23, 24 and 25, Registered Plan 263. Part of Lot 31 and 32, Concession 1, Nepean Township, Ottawa Front.			
Property Identification Numbers:	04021-0013, 04021-0014, 04021-0015, 04021-0021, 04021-0022, 04021-0023, 04021-0024, 04021-0025, 04021-0026.			
Location:	The subject site is located on the south side of Scott Street, between McRae Avenue and Tweedsmuir Avenue, in the City of Ottawa. The subject site is shown on Figure 1 - Key Plan following the body of this report.			
Latitude and Longitude:	45° 23' 45" N, 75° 45' 02" W.			
Site Description:				
Configuration:	Irregular.			
Site Area:	0.51 ha (approximate).			
Zoning:	GM[1576]H(15) – General Mixed Use Zone, R4G – Residential Fourth Density, TM[103] – Traditional Mainstreet Zone.			
Current Use:	The subject site is currently occupied by two, 2 storey residential dwellings with a basement levels (311 and 315 Tweedsmuir Avenue), a small vacant kiosk and a single storey commercial structure with a partial second storey (320 McRae Avenue). The commercial building is occupied by a landscaper who uses two garage bays as storage space, two (2) automotive body shops, a construction site office, a self storage facility and an office for the self-storage facility.			
Services:	The subject site is located in a municipally serviced area.			

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

The chain of title indicates that individuals acquired land from the Crown in 1803 and 1835. The historical literature on City of Ottawa landfill sites indicates that the landfill in the area of the subject site was active prior to 1940.

The earliest aerial photograph, from 1928, shows the northeast side of the subject site as vacant with potential fill piles from the possible use of the subject site as a landfill. The residences at Tweedsmuir Avenue appear to be present in 1928. By 1958 the residences at 311 and 315 Tweedsmuir Avenue, a restaurant at 1976 Scott Street and an autobody repair shop at 320 McRae are present as observed in the air photo and identified in the city directories.

Fire Insurance Plans

Fire insurance plans (FIPs) for the subject site and surrounding lands from 1956 and 1957 cover the majority of the Phase I study area. The FIPs show the subject site as occupied by two (2) residential dwellings addressed 305 and 311 Tweedsmuir Avenue, a workshop addressed 1980 Scott Street, Willy's Body Shop addressed 320 McRae and a building labeled 'Trucks' addressed 336 McRae Avenue. The residential dwellings at 311 and 315 Tweedsmuir Avenue are considered to be the present day structures at that location and the buildings at 320 and 336 McRae Avenue are considered to be part of the present day commercial structure addressed 320 McRae Avenue.

The on-site potentially contaminating activities (PCAs) identified during the review of the FIPs are the two (2) potential automotive service garages and commercial autobody shops at 320 and 336 McRae Avenue. The on-site PCAs are considered to represent areas of potential environmental concern (APECs).

Neighbouring land use in the Phase I study area consisted of residential, commercial, industrial, contractor's yards and coal/lumber yards. Various off-site potentially contaminating activities identified during the review of FIPs include: coal storage locations, contractors yards, retail fuel outlets, autobody and automotive repair garages, electronic manufacturing and commercial properties with underground storage tanks.

The locations of all of the PCAs identified in the Phase I-ESA area are depicted in the Surrounding Land Use Plan, Drawing PE3391-2R.

City of Ottawa Street Directories

City directories were reviewed in approximately ten (10) year intervals back to the 1930s. The subject site was first listed in the 1947 directories under Stewart Buckland (residential), at 305 Tweedsmuir Avenue. 311 Tweedsmuir Avenue was listed in 1952 under William E. Hay. 320 McRae Avenue was first listed in 1957 as Willy's Body Shop Auto Repairs, 336 McRae was listed under Edmond Poirier in 1952. 1976 Scott Street first listed in 1962 as Camies Grill, 1980 Scott Street was not identified during the review of the city directories.

Since the first listings, the properties along Tweedsmuir Avenue have always been listed as residential dwellings. The portion of the site with Scott Street addresses has been listed as Carson's Body Shop Gas Bar and J's Gas Bar in between 1972 to 1992, and in 2010 it was listed as Westboro Motors (used car lot). The properties along McRae have been listed as various commercial properties including Carson's Body Repairs Ltd., Westboro Self Storage and Auto Rebex International.

The uses of the subject site that are considered to present potentially contaminating activities include the automotive service garage(s), commercial autobody shop(s) and the retail fuel outlet.

Neighbouring properties in the Phase I study area were listed primarily as residential dwellings, with various commercial listings throughout and some industrial listings. The listings associated with potentially contaminating activities are listed below in Table 1.

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Commercial and Residential Properties 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Listing	Address	Years Listed	Potentially Contaminating Activity	Represents an Area of Potential Environmental Concern?
Safe Auto Repair Automotive	2046 Scott Street	2011 Automotive Service Garage		No
Alert Auto Sales & Leasing & Service;	2046 Scott Street	Automotive 2000 Service Garage and Car Sales Lot		No
Engine Shop Inc.	2046 Scott Street	1981 Automotive Service Garage		No
Lafleur Bob Garage	2046 Scott Street	1952	Automotive Service Garage	No
Campbell's Pump Service	2050 Scott Street	1972, 1957	Potential Retail Fuel Outlet	No
Gervais Motors	1960 Scott Street	1989	Automotive Service Garage	No
Independent Coal and Lumber Co.	1960 Scott Street	1970	Bulk Coal Storage	No
R. Mahoney Service Station	1950 Scott Street	1950	Retail Fuel Outlet	No
Independent Coal and Lumber Co.	371 Clifton Road	1961, 1970	Bulk Coal Storage Facility	No
Independent Coal and Lumber Co.	25 Clifton Road	1941, 1951	Bulk Coal Storage Facility	No
Otto's Service Centre	225-245 Richmond Road	1961, 1970, 1980, 1989, 2000, 2010	Car Sales Lot and Automotive Service Garage	No
Nick's Service Centre	236 Richmond Road	1961, 1970, 2980, 2989, 2000, 2010	Automotive Service Station and Retail Fuel Outlet	No
Auto Body Lusitania Collision Centre	255 Richmond Road	1951, 1961, 1970, 1980, 1989, 2000	Commercial Autobody Shop	No
Ken Workman's Shell Service Station	225 Richmond Road	1951, 1961, 1970	Retail Fuel Outlet	No
Canadian Bank Note Company	145 Richmond Road	1990, 2000	Industrial Printing	No
R.L. Crain Printers	190 Richmond Road	1951	Printers	No
Canadian General Electric Co.	175 Richmond Road	1955, 1961	Electronics Manufacturer	No
Guillevin International Pro Restaurant Equipment	175 Richmond Road	1980, 1990, 2000	Restaurant Equipment Manufacturers	No
Fuller Construction	199 Richmond Road	1951, 1961, 1970	Contractors Yard	No

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Table 1: Potentially Contaminating Activities (continued)	
City Directories Review Summary	

Listing	Address	Years Listed	Potentially Contaminating Activity	Represents an Area of Potential Environmental Concern?
Westboro Auto Imports	199 Richmond Road	1989	Automotive Service Garage	No
Sheera Car Care	201 Richmond Road	2000	Automotive Service Garage	No
Les Auto Body Repairs	314 Athlone Avenue	1961, 1970, 1980, 1989, 2000	Commercial Autobody Shop	No
Brebner Manufacturing and Repairs	360 Kirkwood Avenue	2000	Manufacturer Facility	No
Gifford Auto	359 McRae Avenue	1997, 2000	Automotive Service Garage	No
Frappier's Garage	345 Tweedsmuir	1959	Automotive Service Garage	No

None of the off-site potentially contaminating activities were considered to be significant risks that would represent areas of potential environmental concern on the subject site. The locations of all of the PCAs identified in the Phase I-ESA are depicted on the Surrounding Land Use Plan, Drawing PE3391-2R.

Chain of Title

Lots 31 and 32 of Concession 1, Ottawa Front were first acquired by individuals from the Crown in 1835 and 1803, respectively. These larger parcels, which the subject site straddles, were exchanged to various individuals up to 1909. Between 1909 and the present day, the property defined by the current legal plan (lots of Registered Plans 263 and 273), was exchanged between various individuals.

The property has always been owned by individuals with the exception of the Corporation of the Township of Nepean which held several lots at different stages and Donald G. Barnes, Robert W. Barnes, Dalton C. S. Barnes in partnership under Barnes Pick up Service. They held Lot 12 of Registered Plan 273 for less than a day, when the property was transferred to the current owner Carson Unsworth. Based on the results of the chain of title search Mr. Unsworth acquired the first portion of the subject site in 1958 and the last in 1966. No information with respect to potential environmental concerns could be isolated from the chain of title.

Topographical Survey Plan

Mr. Fred Unsworth provided Paterson with a copy of the topographical survey plan, prepared by Stantec Geomatics Ltd., dated 2008 and revised March 2013. The plan illustrates the various lots of the Registered Plans 263 and 273. The subject site is depicted with the residential structure, commercial complex and the vacant kiosk in their present day orientation.

Previous Engineering Reports

Paterson has conducted numerous environmental assessments in the area of the subject site, including a Phase I-II Environmental Site Assessment report for the subject site and the construction site across McRae Avenue, dated November 2008. Additionally, Paterson was provided with a letter report from SEACOR Environmental Inc. (SEACOR), titled "Re: Soil testing during retail gas station decommissioning", dated September 24, 2003, as a historical source.

The SEACOR letter report indicated that three (3) 22,700 L single wall steel USTs, one pump island and all associated steel piping was removed from the northeast portion of the subject site. The report indicates that 180 metric tonnes of impacted soil were removed from the pump island excavation. Confirmatory samples were collected from both the UST nest excavation and the pump island excavation following the remedial excavation.

The results of the confirmatory samples were compared to MOECC Table F criteria for sensitive site use and Table B for non-potable commercial site use. Based on the presence of the shallow bedrock on the subject site, Table F (now Table 7) is considered to be the appropriate criteria. The results from the analytical testing indicated that the soils within both excavations exceeded the Table F criteria but were in compliance with the Table B criteria.

The MOECC standards and testing procedures have been revised since the issuance of the above noted report, as a result a direct comparison for petroleum hydrocarbons cannot be completed. Regardless, the concentrations present in final results did merit reassessment. Furthermore, no groundwater testing was carried out prior to, during or following the decommissioning and remedial programs.

The Phase I portion of the 2008 Paterson report identified the former use of the subject site as an automotive body shop and a retail fuel outlet, the use at the time as two (2) mechanical repair garages as concerns.

The Phase II consisted of drilling four (4) boreholes on the subject site, two (2) of which were instrumented with groundwater monitoring wells. A soil sample collected from BH8-08 was submitted for analytical testing of petroleum hydrocarbons (PHC) fractions F_1 - F_4 and metals.

A groundwater sample collected from BH6-08 was submitted for analytical testing for PHCs (F_1 - F_4) and volatile organic compounds (VOCs).

The soil from BH8-08 exceeded the applicable standards for PHCs F_2 , F_3 , F_4 , arsenic, cadmium, barium, lead and zinc. The groundwater from BH6-08 exceeded the applicable standards for PHC F_1 , benzene, toluene, xylenes and chloroform. It was also noted that while drilling BH4-08, in the area of the pump island remedial excavation, a strong PHC odour and sheen were observed from the corewater. The water sample collected from BH4-08 was observed to have an obvious sheen and had a strong PHC odour. At the time, the groundwater in the vicinity of BH4-08 was considered to be contaminated.

The report recommended that supplemental investigative work be carried out to delineate the extent of the soil and groundwater impacts on the subject property, in order to determine the most appropriate means of remediation. It also recommended carrying out an asbestos survey to assess the potential asbestos containing materials in the subject building.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on September 10, 2014. The subject site was not listed in the NPRI database. One (1) site with NPRI records was identified within the Phase I study area. This site is the Canadian Bank Note Company building located at 145 Richmond Road, approximately 240 m east of the subject site.

The Canadian Bank Note Company includes a certificate air contaminant release form that indicates 10.891 tonnes of volatile organic compounds were released as emissions in 2010. Reports of this type appear available for this property for 2003 to 2010, however, no other details or figures were available. The use of this facility is considered to a represent potentially contaminating activity, however, based on the distance from the subject site this facility is not considered to generate an APEC on the subject site.

PCB Inventory

A search of the national PCB waste storage sites was conducted. No PCB waste storage sites were identified within the Phase I study area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. No such records were identified in the search. The MOECC response from the previous Phase I-II-ESA report was available and was reviewed as well. The response dated December 2, 2008, contained no information pertaining to instruments or permit applications.

MOECC Coal Gasification Plant Inventory

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

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. The response, dated November 26, 2014, returned two occurrence reports. The first was summarized as a 20 L diesel spill to asphalt, which occurred during a filling at Jay's Gas Bar (1976 Scott Street). The report indicates that absorbent material was utilized to clean the asphalt and the spill containment. The report indicated there were no environmental impacts. The second occurrence report pertained to a paint odour complaint from a resident adjacent to the auto body shop. The summary indicated that the representative of Carson's Auto Body claimed that the spray paint booth had been in operation for 10 years, and that no changes had been made to the operation. No further action was recommended.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records.

The responses from the MOECC, dated November 26, 2014 as well as from December 2008, have three (3) waste management records. There is one (1) HWIN waste generator administration document for Jay's Gas Bar, waste class 221 - L (light fuels, liquid), active for off-site disposal. One (1) auditing summary indicating that Carson's Body Repairs Ltd. was housing caustic waste generated from cleaning car radiators, which is no longer done on-site and the equipment is no longer on-site. The final record was an acknowledgement of subject waste registration for the caustic waste identified in the auditing summary for waste class 112 - C (acid solutions, sludges and residues containing heavy metals).

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOECC. No submission records were identified in the recent report, or the 2008 MOECC response.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject site. One (1) RSC property was identified within the Phase I study area. The RSC property is located at 309 Athlone Avenue (now 2000 Scott Street), approximately 50 m west of the subject site. Based on the RSC, 70 m³ of soil and 4,046 L of groundwater impacted by PHCs was removed from the RSC property during a remediation. The RSC indicates that none of the impacted soil was removed from within 3 m of the property boundary. The property has since been redeveloped with a residential condominium. The RSC property is not considered to represent a risk to the subject site.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. No landfill sites were identified in the Phase I study area.

Areas of Natural Heritage & Significance Interest

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on September 10, 2014. The search did not identify any provincially significant life sciences or earth sciences areas of natural heritage and scientific interest within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on September 19, 2014 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA has a record for 1976 Scott Street, of three (3) expired USTs.

Previous TSSA response from 2008 indicated that 1976 Scott Street was listed as a full service gas station with three (3) double walled, fibreglass underground storage tanks (USTs). The three (3) 22,700 L USTs were installed in 1992.

According to a note made by an inspector, the gas station was decommissioned in 2005. No other records were available for the subject site or the neighbouring properties in the immediate vicinity of the subject site.

Copies of the TSSA correspondences are included in Appendix 2.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I-Identification of Sites, City of Ottawa", was reviewed. One (1) landfill site was identified in the area of the subject site. The review of the report indicates that the landfill was located on McRae Avenue, between Scott Street and Richmond Road, served the City of Ottawa and was active prior to the 1940s. The report indicates that the waste is domestic, of unknown thickness and the footprint has not been identified. The report also indicates that a printing industry was located nearby, approximately 160 m southeast of the subject site. A review of aerial photographs, in particular from 1928 (see Section 4.3 Physical Setting Sources), landfilling activities only appear to be taking place on the north eastern portion of the subject site, away from the Tweedsmuir properties.

The historic landfilling activities in the area of the subject site is a potentially contaminating activity which generates an area of potential environmental (APEC) concern on the subject site.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property. At the time of issuance of this report, the response from the City of Ottawa had not been received, however, it is considered unlikely that the search results will contain information that would alter the general conclusions of this report. Should the response reveal new pertinent information, a copy of the response will be forwarded to the client.

4.3 Physical Setting Sources

Aerial Photographs

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

1928 The subject site appears vacant, grassed and treed with some possible fill placement in the area of McRae Avenue. Tweedsmuir Avenue is present to the west of the subject site. Scott Street appears

to be a dirt road or path, a rail line further to the north of the subject site is present. McRae Avenue is partially constructed with the northern part of the street appearing to be occupied by fill piles. Properties to the south and further to the west of the subject site appear to have been developed with residential dwellings. The neighbouring properties are generally residential, with commercial along Richmond Road.

A large coal and lumber storage yard is present further to the northeast of the subject site. Land on the east side of McRae appears vacant at this time.

- 1953 Due to the poor resolution of the photograph, specific details cannot be identified at this time. The subject site appears to be occupied by at least one building in the area of the present day commercial structure. McRae Avenue and Scott Street appear to have been completed. It is unclear what the lands further to the east of McRae Avenue and north of the railway line were utilized for. A few larger industrial structures are present further to the east and southeast of the subject site.
- 1958 The subject site appears to be occupied by two (2) residential dwellings on Tweedsmuir Avenue, a small commercial building on Scott Street and two (2) buildings on McRae Street in the area of the present day commercial structure. The land use on the east side of McRae Avenue appears to be utilized for storage. A government building further to the north of the railway lines appears to be under construction. No other apparent changes have been made to the neighbouring properties.
- 1976 The subject site appears to be occupied by the present day commercial structure. The other structures on the property cannot be clearly observed in this photograph. The land to the east of McRae Avenue appears to be occupied by a single commercial structure. The properties along Scott Street appear to be increasingly commercial. The government buildings further to the north of the subject site have been completed. The former coal and lumber yard further to the northeast of the subject site is now vacant. Residential dwellings are present further to the northeast.

- 1984 The northeast corner of the subject site appears to have been cleared. The northwest side of the subject site is obscured by trees. No other apparent changes have been made to the subject site. An increasing number of commercial buildings are present on the east side of McRae Avenue. No other significant changes have been made to the neighbouring properties.
- 1993 Due to the poor resolution of the photograph, no specific details could be determined for the subject site, however, no significant changes appear to have been made. Neighbouring properties are generally consistent with the 1984 aerial photograph.
- 1991 (City of Ottawa website) The subject site appears generally consistent with the present day subject site with the exception of the retail fuel outlet present on the northeast corner of the property. An array of access points to underground storage tanks is present on the east side of the property and a pump island is present on the centre of the northern portion of the subject site. A small kiosk is present to the south of the pump islands and west of the underground storage tank (UST) nest. Neighbouring properties are generally consistent with the 1984 aerial photograph.
- 2002 (City of Ottawa website) No apparent changes have been made to the subject site. The large industrial facility further to the south of Richmond Road has been demolished. No other significant changes have been made to the neighbouring properties.
- 2005 (City of Ottawa website) The pump island and UST nest on the north portion of the subject site appear to have been decommissioned and patched areas of asphalt or crushed stone are present in their former locations. The former industrial property on the south side of Richmond Road has been redeveloped with a large commercial structure. The former coal and lumber storage yard, further to the northeast of the subject site has been redeveloped with townhouses and a residential tower.
- 2011 (City of Ottawa website) No apparent changes have been made to the subject site or neighbouring properties.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography generally slopes down towards the Ottawa River to the north. The topographic map depicts the nearby hydro corridor on the east side of McRae Avenue and a substation on the north side of Scott Street. Based on the topographic maps, the closest body of water to the subject site is the Ottawa River, the closest point of which is located between approximately 800 m west of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

The Ontario Geological Survey publication 'The Physiography of Southern Ontario, Third Edition' was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as "clay plains interrupted by ridges of rock or sand". Mapping shows the subject site as situated in an area of limestone and till plains.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, the bedrock in the area of the subject site consists of interbedded limestone and dolostone of the Gull River Formation. Overburden soils are shown as till, with a drift thickness on the order of 2 to 5 m.

Water Well Records

The online interactive well record mapping system was accessed on August 12, 2014. A total of 13 well records were identified within the Phase I-study area. With the exception of a commercial and a domestic wells, all of the wells in the area of the subject site were utilized as test holes or groundwater monitoring wells. One (1) of the records is for the decommissioning of wells within the Phase I-study area.

Based on the locations of the wells, about Richmond Road where Athlone Avenue and Tweedsmuir Avenue intersect, the majority of the wells are believed to be to assess and monitor potential PHC contamination from operation of former and current retail fuel outlets in this area. None of the well records appear to be for wells installed within 50 m of the subject site.

Water Bodies and Areas of Natural Significance

No water bodies or Areas of Natural Significance are present in the Phase I study area. The closest water body is the Ottawa River, located approximately 800 m northwest of the subject site. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Vincent Dellapenna, the manager of Westboro Self-storage, was available for questions during the site visit on September 24, 2014. Mr. Dellapenna has operated out of the subject site for 45 years. Mr. Dellapenna indicated that he has never observed any spilling or leaking of chemicals or fuels at the subject site or neighbouring properties.

While discussing the history of the subject site, Mr. Dellapenna indicated the former residential dwelling at 305 Tweedsmuir Avenue had been demolished during his time at the property. He mentioned that the residence had a basement, which was filled with clean fill following the demolition.

Mr. Dellapenna indicated that the residential dwelling at 311 Tweedsmuir Avenue is currently heated by a natural gas fired furnace in the basement of the subject building. He is unaware of the date when the building changed its heating fuel from oil to natural gas. Mr. Dellapenna indicated that there has never been an issue regarding spills or leaks with oil within the current or former residential buildings (305 and 311 Tweedsmuir Avenue).

Mr. Dellapenna indicated that the northern garage bays on the commercial building have been occupied by a landscaper for the last two (2) years. He stated that the landscaper utilized these garage bays as a storage area for his equipment and vehicles. Prior to the landscaper, the bays were used as storage space for six (6) to seven years (7). Mr. Dellapenna indicated that the two (2) offices in the commercial building are occupied by a construction office (for the construction site across McRae Avenue to the east) and Westboro Self-storage. He mentioned that Westboro Self-storage had expanded its presence within the building in 1995 when it took over additional space.

When asked about potential environmental concerns from the subject site and neighbouring properties, Mr. Dellapenna indicated that a clean-up was carried out when the retail fuel outlet on the northern portion of the subject site was decommissioned. He stated that the retail fuel outlet operated between 1971 and 2002.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on September 24, 2014, between 10:00 A.M. and 12:00 P.M. Weather conditions were overcast with a temperature of approximately 20° C. Mr. Sean Moggridge from the Environmental Department of Paterson Group conducted the site assessment. A return site visit was conducted on January 21, 2016 to assess the newly acquired property at 315 Tweedsmuir Avenue. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject site is occupied by two, 2 storey residential dwellings on the northwest side of the subject site, a small single storey kiosk on the centre of the northern portion of the subject site and a single storey commercial garage and storage building with a partial second storey.

The commercial building is a mixture of single storey and two (2) storey buildings that were combined between the 1940s and 1960s. The structure is slab-on-grade, except in the self-storage area where the ground floor is on a sunken floor slab. The building has a flat tar and gravel style roof and is finished with concrete block, brick, and stucco.

The residential buildings are two (2) storey buildings each with a single basement level. The buildings have sloped and shingled roofs and are finished with stucco. The buildings are currently heated by individual natural gas fired furnaces.

The kiosk on the northern portion of the subject site is a small single storey, slabon-grade shack, formerly utilized as a kiosk and washrooms for the gas station. The shack has a sloped shingled roof and is finished with vinyl siding.

Underground Utilities

Underground utilities at the subject site consist of stormwater and sanitary sewers, natural gas and telecommunications lines. Private services were also located as part of the Phase II-ESA conducted concurrently with this assessment.

Site Features

Residential dwellings occupy 311 and 315 Tweedsmuir Avenue on the northwest portion of the subject site. Ground cover in the backyard and around the

residence is grassed with trees. A grassed and treed section extends to the north from the residence to Scott Street. The southeastern portion of the site is occupied by the commercial complex. Ground cover to the north and south of the commercial building is asphaltic concrete. The former gas station portion of the site consists of a vacant kiosk and asphaltic concrete ground cover, with two areas of crushed stone ground cover from the tank nest and pump island decommissioning.

Staining was observed on the asphaltic concrete surface on the east side of the commercial building in the area of the waste storage location, adjacent to the natural gas connection. No significant staining was observed in the areas of the asphaltic concrete parking lots, however, many vehicles obscured the view of the parking lots.

Site topography generally slopes down towards the commercial building in the southeastern portion of the subject site, while regional topography slopes down towards the Ottawa River, to the northwest. Site drainage consists primarily of sheet flow to on-site and off-site catch basins. The subject site is generally at the same grade as the surrounding properties and roadways.

There were no fill piles or unidentified substances observed on the exterior of the subject site. One (1) of the groundwater monitoring wells, installed during the previous Phase II-ESA, was observed on the subject site. The subject site is illustrated on Drawing PE3391-1R – Site Plan.

Interior Assessment

During the return visit to site, 315 Tweedsmuir Avenue was found to be constructed as follows:

- Floor materials consist of laminate flooring and ceramic tile.
- Wall materials consist of lathe and plaster, and drywall.
- Ceiling materials consist of lathe and plaster (finished with stipple) and drywall
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A general description of the interior of the commercial building is as follows:

- Floor materials consist of concrete with laminate and carpet in the office areas.
- Wall materials consist of drywall, plaster and concrete block.
- Ceiling materials consist of drywall, plaster and suspended ceiling tiles.

• Lighting throughout the building is provided by fluorescent and incandescent fixtures.

The residential and commercial buildings are heated by natural gas fired furnaces.

Based on the age of the residential and commercial buildings (constructed between 1940 and 1960), asbestos containing materials may be present within the buildings. Similarly, based on the age of the buildings, lead based paint may be present.

No sumps were observed in the buildings. Several drains and oil/water separators are present within the commercial property. An oily sheen or film was observed on the water in the two (2) oil/water separators and the interior drains observed in the garage units and the landscaper's unit.

Chemicals and fuels within the units were limited to general garage chemicals, including lubricants, fuels and cleaning solvents. Chemicals within the landscaper's garage bays included household herbicides, lubricants, paint, oil, salt and pot ash. Waste oil was also identified in the landscaper's unit in multiple open containers. Staining was observed in all of the garage bays, including the landscaper's unit.

One (1) waste oil tank and one (1) new oil aboveground storage tank are present in both of the garage units. Staining was observed around all of the ASTs. Saturated absorbent material was observed beneath the waste oil AST in the Gifford Automotive garage and the floor was stained with spilt oil.

Potential sources of ozone depleting substances included the refrigerator and fire extinguishers present within the building.

Neighbouring Properties

An inspection of neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the subject site was as follows:

- North Scott Street, followed by the OC Transpo Transit Way.
- East McRae Avenue, followed by a construction site and Trailhead (retail commercial property).
- South Residential dwellings, followed by Otto's Subaru (car dealership).
- West Residential and Tweedsmuir Avenue, followed by residential and Adam's Moving (commercial service property).

Various properties within the Phase I study area are considered to represent potentially contaminating activities. Current land use and potentially contaminating activities in the Phase I Study area are illustrated on Drawing PE3391-2R – Surrounding Land Use Plan in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

Based on the available historical information sources, prior to development, part of the land around McRae Avenue, between Richmond Road and Scott Street was utilized as a landfill for domestic waste. The exact area of the landfill is not known, however, it is possible that it covered the northeast part of the subject site. The subject site was developed with residential dwellings along Tweedsmuir Avenue as early as the 1920's and commercial structures along McRae Avenue as early as the 1940s. The present day structures were completed between the 1940s and 1960s. The commercial structure(s) along McRae Avenue have always been, in part, utilized as automotive service garages or commercial autobody shops. The northeastern portion of the subject site was utilized as a retail fuel outlet between 1971 and 2002.

Potentially Contaminating Activities (PCAs)

The three (3) on-site potentially contaminating activities are as follows:

- Item 28, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Gasoline and Associated Products Storage in Fixed Tanks." - this PCA was identified based on the historical presence of the retail fuel outlet with three (3) underground storage tanks, on the northern portion of the subject site.
- Item 10 and 52, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Commercial Autobody Shop" and "Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems" - this PCA was identified based on the historical or current presence of various automotive service garages and autobody shops on the eastern portion of the subject site.
- □ Item 30, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: "Importation of Fill Material of Unknown Quality" this PCA was identified based on the historical information pertaining to the use of McRae Avenue and surrounding lands between Richmond Road and Scott Street as a landfill.

A total of 27 off-site potentially contaminating activities were identified within the Phase I study area. Compared to the on-site PCAs, none of these are considered to represent significant APECs. All potentially contaminating

activities in the Phase I Study area are illustrated on Drawing PE3391-2R - Surrounding Land Use Plan in the Figures section of this report, following the text.

Areas of Potential Environmental Concern (APECs)

All of the on-site PCAs are considered to represent areas of potential environmental concern on the subject site. Details pertaining to the APECs are listed in Table 2 below. Other Potentially Contaminating Activities within the Phase I study area are not considered to pose an environmental concern to the subject site due to their separation distance and/or location downgradient or cross-gradient of the subject site or were previously addressed.

Table 2: Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off- site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
1976 Scott Street	Northern portion of the subject property	Item 28, Table 2, O.Reg. 153/04 – (Retail fuel outlet with three (3) underground storage tanks)	On-site	PHCs F1-F4, BTEX	Soil, Groundwater
320 McRae Avenue	Eastern portion of the subject property	Item 10 and 52, Table 2, O.Reg. 153/04 – (Commercial autobody shops and automotive repair garages)	On-site	PHCs F1-F4, metals, VOCs	Soil, Groundwater
1976 Scott Street, and 320 McRae Avenue	Subject property, eastern portion.	Item 30, Table 2, O.Reg. 153/04 – (Importation of Fill Material of Unknown Quality)	On-site	Metals	Soil (fill) and Groundwater

Contaminants of Potential Concern

Based on the past and current uses of the subject site, the following Contaminants of Potential Concern (CPCs) have been identified:

Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4) – this suite of parameters encompasses gasoline (Fraction 1), diesel and fuel oil (Fraction 2), and heavy oils (Fractions 3 and 4). PHCs F1-F4 were selected as CPCs for the Phase I property based on the historical use of three (3) underground storage tanks at the former retail fuel outlet, and the historical and present use of new and waste oil ASTs, as well as, various mechanical activities at the automotive service garages. Heavy oils may be present in the form of lubricants and transmission or hydraulic fluids. PHCs may be present in the

soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system. PHCs are generally considered to be LNAPLs – light non-aqueous phase liquids, indicating that when present in sufficient concentrations above the solubility limit, they will partition into a separate phase above the water table, due to their lower density.

- Metals this suite of parameters encompasses various metals for which MOECC standards exist. Metals may be present in the soil matrix or dissolved in site groundwater. Metals were selected as CPCs for the Phase I property based on the reported historical presence of a landfill in the area of the subject site and the former and current use of the subject site as various automotive service garages.
- Volatile Organic Compounds (VOCs) this suite of parameters includes chlorinated solvents (Tetrachloroethylene, Trichloroethylene, Dichloroethylenes, and Vinyl Chloride) associated with de-greasing and dry cleaning, as well as benzene, toluene, ethylbenzene, and xylenes (BTEX), associated with gasoline. These parameters were selected as CPCs for the Phase I study area based on the historical and present use of the eastern portion of the subject site as various automotive service garages and commercial autobody shops. VOCs may be present in the soil matrix as well as in the dissolved phase in the groundwater system.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada and previous subsurface investigations at the subject site and nearby properties, drift thickness in the area of the subject site is on the order of 1 to 3 m. Overburden soils consist of till and fill, and bedrock is identified as interbedded limestone and dolostone of the Gull River Formation.

Based on the previous report carried out in the vicinity of the subject site, the groundwater flow direction is interpreted to be in a north-easterly direction.

Contaminants of Potential Concern

The CPCs identified in this Phase I ESA are listed in Section 7.1 of this report.

The mechanisms of contaminant transport within the site soils include physical transportation and leaching. Physical transportation includes any intentional or unintentional movement or distribution of soil by physical means.

Contamination arising from localized spills or runoff from the washing area onsite may be physically transported by vehicle movement or site grading. Leaching may occur in areas where the ground surface consists of gravel or where asphalt quality is poor; precipitation infiltrating in these areas may transport surficial contaminants into lower strata. As such, this mechanism represents a potential pathway for soil contaminants to migrate into site groundwater.

The mechanisms of contaminant transport within the groundwater system include advection, dispersion, and diffusion. Advection and dispersion will be the dominant mechanisms of contaminant transport in soils with higher hydraulic conductivities, such as sands, gravels, silts, and some glacial till soils, whereas diffusion will dominate in soils with lower hydraulic conductivity, such as clays.

Buildings and Structures

The subject site is currently occupied by residential dwellings on the northwest side of the property, a kiosk on the north side of the property and a commercial structure on the southeast portion of the subject site, as discussed in Section 6.2 of this report.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area.

Areas of Natural Significance

No areas of natural significance were identified on the site or in the Phase I study area.

Drinking Water Wells

A search of the MOECC water well database identified two (2) records of potable groundwater wells in the Phase I-study area. Based on the availability of municipal water in the Phase I-study area, no groundwater drinking wells within the Phase I-study area are suspected to be in use.

The search identified a total of 13 well records within the Phase I study area, as detailed in Section 4.3 of this report.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is a mixture of residential, commercial and industrial properties. Various PCAs were identified with regard to the current and former use of properties within the Phase I study area, however, none of these PCAs were considered to represent APECs for the

subject site. Neighbouring land use is illustrated on Drawing PE3391-2R - Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As summarized in Table 2 of Section 7.1, on-site potentially contaminating activities were identified which represent areas of potential environmental concern across the entire site. These include possible landfilling on the subject site, the historical and present use of the subject site as various automotive service garages and commercial autobody shops, as well as, the former use of the northern portion of the subject site as a retail fuel outlet.

All potentially contaminating activities within the Phase I study area are illustrated on Drawing PE3391-2R Surrounding Land Use Plan and all areas of potential environmental concern for the subject site are illustrated on Drawing PE3391-1R Site Plan, in the Figures section of this report.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are areas of potential environmental concern on the subject site and neighbouring properties which have had the potential to have impacted the subject site.

At the time of issuance of this report, Paterson had not received the results from the City of Ottawa Historic Land Use Inventory search. Although these sources may identify new potentially contaminating activities, notable occurrences or independent incidents, the responses from these searches are not considered likely to significantly alter the general conclusions of this report.

8.0 CONCLUSIONS

Assessment

A Phase I – Environmental Site Assessment (ESA) was carried out for the commerical and residential properties addressed 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, in the City of Ottawa, Ontario. The subject site is an amalgamation of residential and commercial land, for which redevelopment is being considered.

Based on the available data, the general area of the subject site was utilized as a domestic landfill prior to the 1940s. The subject site was first developed with three (3) residential structures along Tweedsmuir, a commercial structure on the northeast corner of the property at 1976 Scott Street and one (1) or more commercial structures (including an autobody shop) on McRae Avenue in the 1940s and 1950s. Between the 1940s and 1960s, additions were made to the commercial structure on McRae Avenue. The commercial structure(s) along McRae Avenue have been occupied by one (1) or more automotive service garages and/or commercial autobody shops, since initial development. The northern portion of the subject site (1976 Scott Street) was occupied by a retail fuel outlet, with three (3) underground storage tanks, between 1971 and 2002.

The retail fuel outlet was decommissioned in 2002-2003 by SEACOR Environmental Inc. Based on a review of their letter report and the observations made during a 2008 Phase II-ESA, petroleum hydrocarbon impacted groundwater is considered to be present in the area of the former retail fuel outlet.

Paterson carried out a Phase I-II ESA for the subject site in 2008. Limited groundwater and soil testing identified petroleum hydrocarbon (PHC) fraction F1, benzene, toluene, xylenes and chloroform impacted groundwater north of the commercial building and PHC and metals impacted fill on the east side of the commercial building.

Following the historical review, a site visit was conducted. The site is occupied by residential dwellings (311 and 315 Tweedsmuir Avenue), a kiosk on the north side of the subject site and a commercial structure on the southeast portion of the subject site. The commercial structure is occupied by Westboro Self-storage, a construction site office, two (2) garage bays used for storage of landscaping equipment and two (2) automotive service garages (AutoRebex and Gifford Automotive). Two (2) aboveground storage tanks were observed in each automotive service garage and staining was observed throughout the garage units, including the landscaper's garage bays. Oil water separators and drains on interior of the subject building were observed to contain oily water. The current use of the subject site as multiple automotive service garages is considered to represent on-site potentially contaminating activities, which generate areas of potential environmental concern (APECs) on the subject site.

Neighbouring properties in the area of the subject site consisted of residential commercial and industrial properties. Various commercial and industrial properties in the Phase I study area were identified as PCAs, however, none of these sites are considered to generate APECs for the subject site.

Recommendations

Based on the results of the Phase I - Environmental Site Assessment (ESA), in our opinion a Phase II-ESA is required for the property.

It is recommended that the garage tenants be asked to improve their management of chemicals, fuels and oils on the property. Future spills should be addressed immediately and saturated absorbent material should be removed and replaced where necessary.

As mentioned in Section 6.2, asbestos containing materials (ACMs) and lead based paint may be present within the subject buildings along with other designated substances. A designated substance survey should be carried out according to Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition of the subject buildings.

patersongroup Phase I – Environmental Site Assessment North Bay **Commercial and Residential Properties** Kingston 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

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

This report was prepared for the sole use of the Estate of Carson Unsworth. Permission and notification from the Estate of Carson Unsworth and Paterson will be required to release this report to any other party.

Paterson Group Inc.

Ōttawa

Adrian Menyhart, B.Eng.

Mark S. D'Arcy, P.Eng.

Report Distribution:

- The Estate of Carson Unsworth
- Paterson Group





North Bay

Ottawa

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Municipal Records

City of Ottawa Document "Old Landfill Management Strategy, Phase I - Identification of Sites.", prepared by Golder Associates, 2004.

Intera Technologies Limited Report "Mapping and Assessment of Former Industrial Sites, City of Ottawa", 1988.

The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, March 2014. Current Plan of Survey, prepared by Annis, O'Sullivan, Vollebekk Ltd. Personal Interviews.

"Ottawa Yard, 1435 Caledon Street, Phase I Site Assessment, Ottawa, Ontario", prepared by the Environmental Engineering Group of Canadian Pacific Rail Services, dated October, 1993.

"Phase III - Environmental Site Remediation. Express Transportation Services Inc. Property, 1435 Caledon Place, Ottawa, Ontario", prepared by John D. Paterson and Associates Limited, dated November 21, 1994 (Paterson report E1114-1). "Phase I and II Environmental Site Assessment, CPRS-CN Ottawa Yard, Ottawa, Ontario", prepared by Jacques Whitford Consulting Engineers and Environmental Scientists, dated January 1995.

Public Information Sources

Google Earth. Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

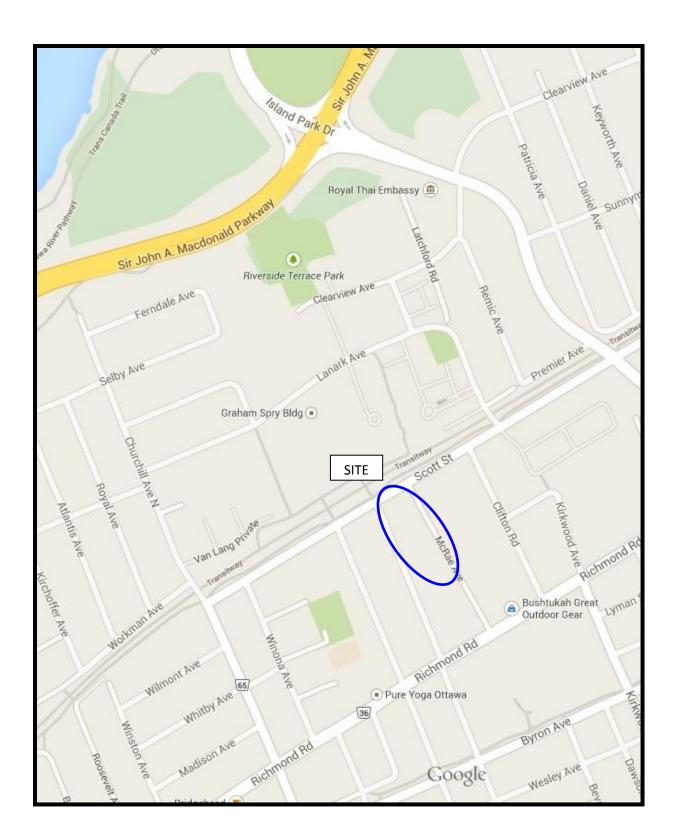
DRAWING PE3391-1R – SITE PLAN

DRAWING PE3391-2R – SURROUNDING LAND USE PLAN

patersongroup

KEY PLAN

FIGURE 1



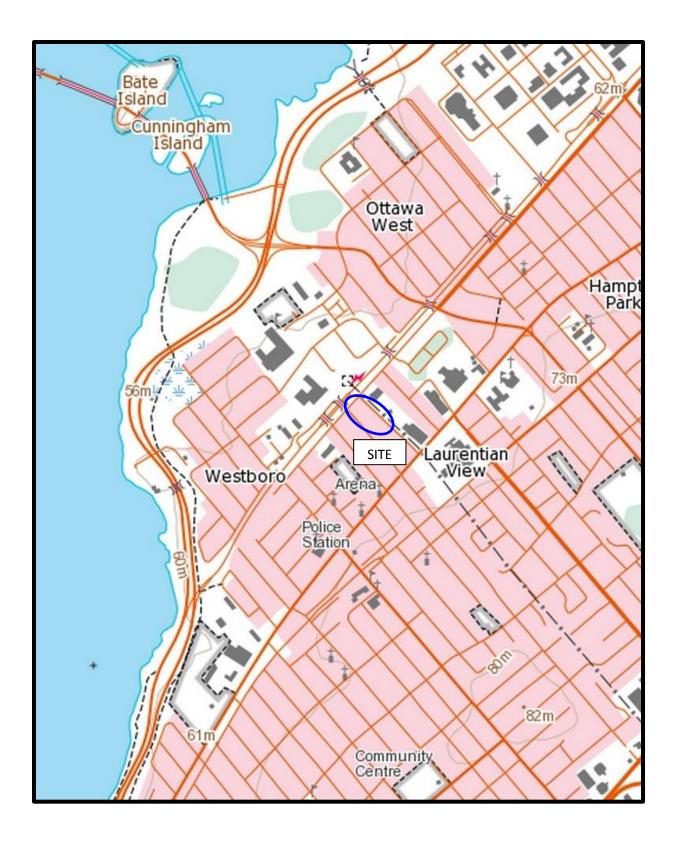
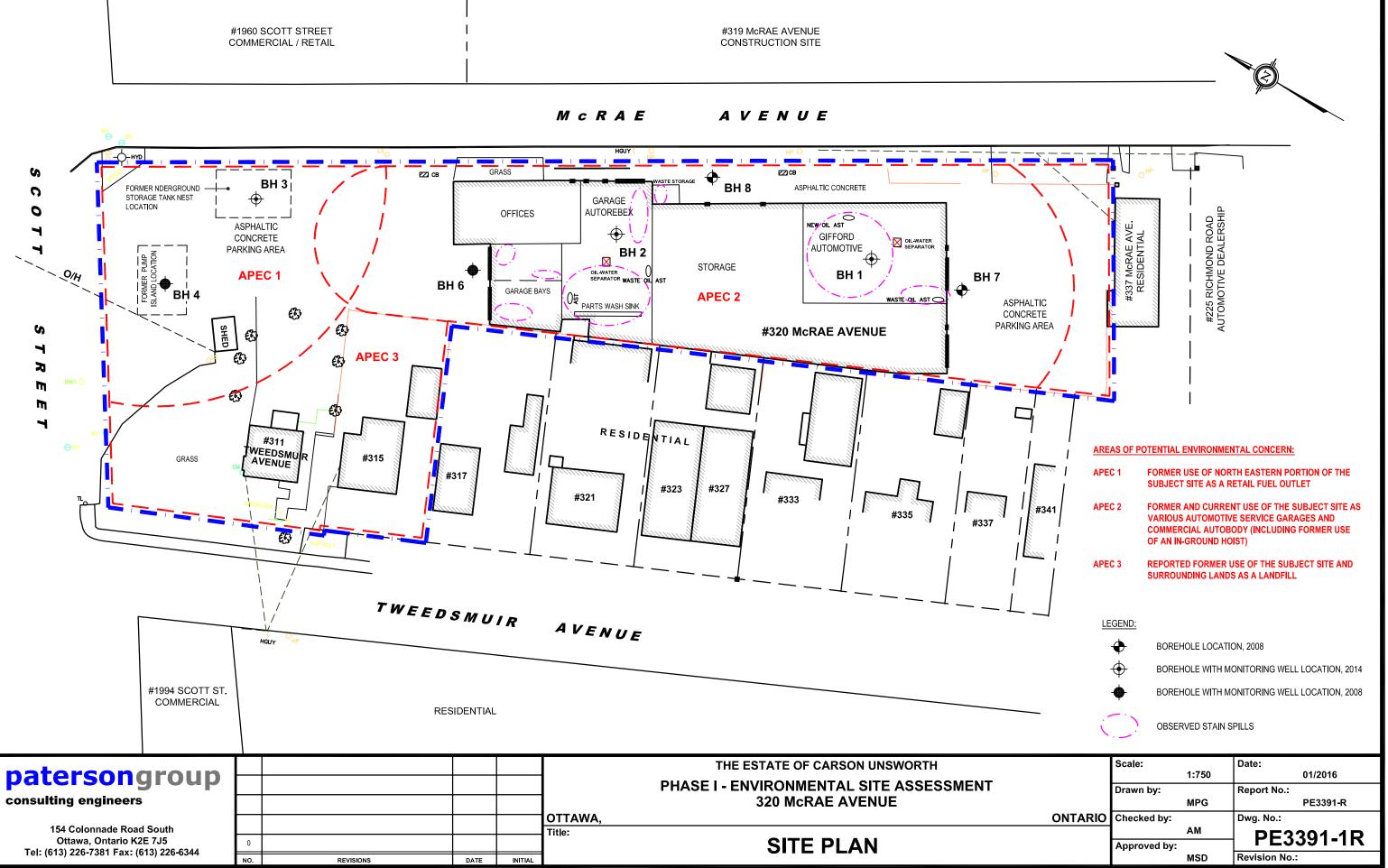
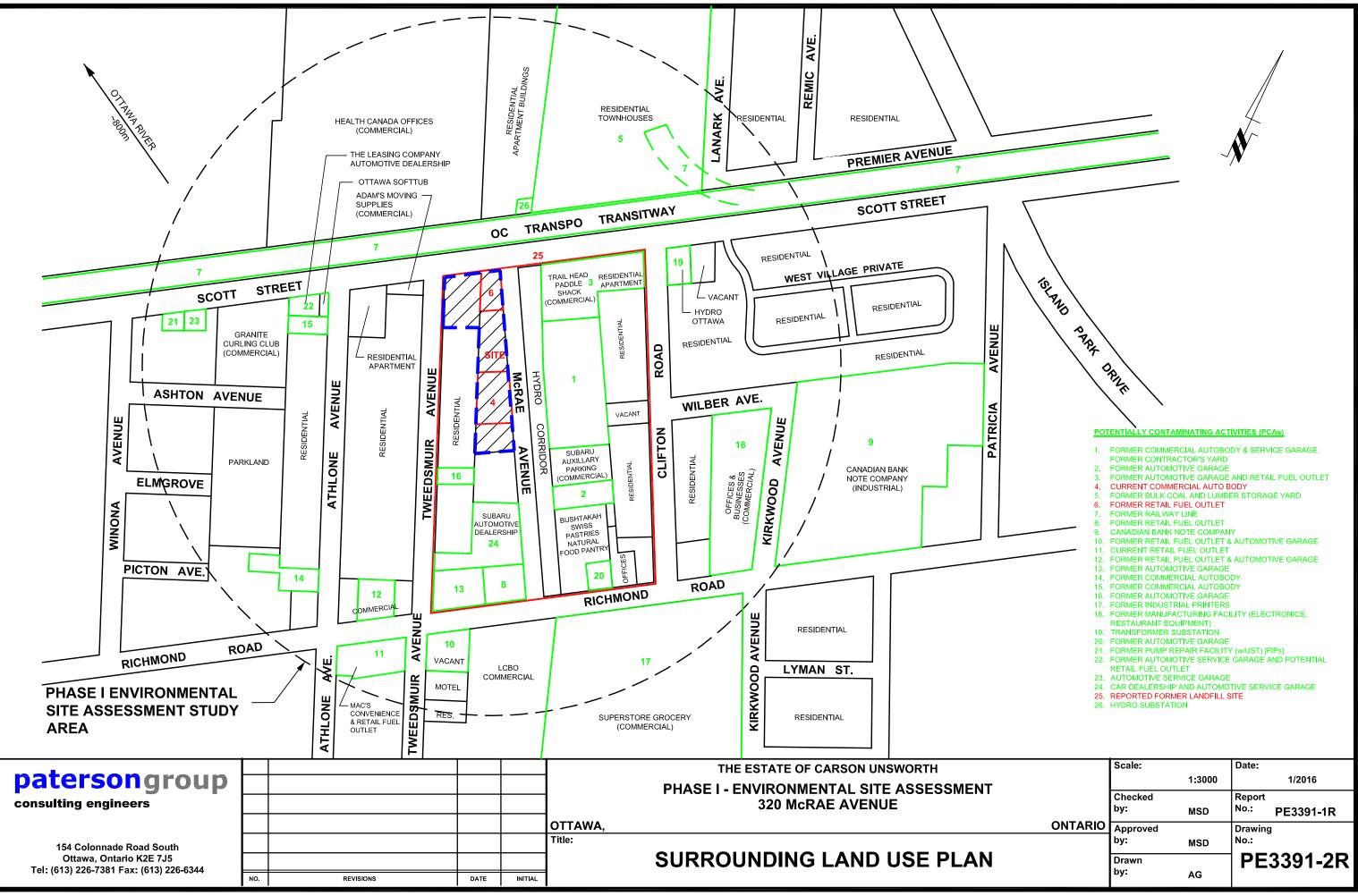


FIGURE 2 TOPOGRAPHIC MAP

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	Scale:		Date:
		1:3000	1/2016
	Checked		Report
	by:	MSD	^{No.:} PE3391-1R
ONTARIO	Approved		Drawing
	by:	MSD	No.:
	Drawn by:	AG	PE3391-2R

APPENDIX 1

CHAIN OF TITLE TOPOGRAPHICAL SURVEY PLAN AERIAL PHOTOGRAPHS SITE PHOTOGRAPHS



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

September 17, 2014

Patersongroup Attn: Sean Moggridge

Re: PE3391

BRIEF DESCRIPTION OF LAND:

320 McRae Ave, 1976 Scott St, Ottawa Lots 12-19, Plan 273, Lots 24-25, Plan 263 PIN: 04021-0014-0015, 0021-0026

LAST REGISTERED OWNER:

OWNER: UNSWORTH, Carson A. (as to pin 04021-0014

UNSWORTH, Carson (as to pin 04021-0015, 0021-0023, 0025)

UNSWORTH, Carson Archibald (as to pin 04021-0024, 0026)

CHAIN OF TITLE:

Lot 31, Con 1 Ottawa Front

Patent dated April 2, 1835 From Crown to Joshua Adams

Deed 854 registered May 15, 1835 From Joshua Adams to William Morris

Deed 10499 registered Jan 20, 1857 From William Morris to John Little Deed 13089 registered Feb 23, 1859 From Hardy Little to Merrill & Currier

Deed 363 registered Dec 14, 1869 From H. Merrill & J. M. Currier to Hon James Skead

Mortgage 2419 registered Dec 16, 1873 From Hon James Skead to C. P. B. S. Society

Deed 7576 registered Dec 16, 1881 From C. P. L & S Company to Hon. Jas. Skead

Vesting Order 14329 registered April 14, 1890 To Thomas F Nellis

Quit Claim Deed 14330 registered April 14, 1890 From Thomas F. Nellis to Rosina Skead

Deed 16019 registered Feb 1, 1893 From Rosina Skead to George E. Kidd

Deed 17399 registered Jan 4, 1897 From George Eldon Kidd to John F. Kidd

Deed 17401 registered Feb 21, 1897 From John F. Kidd to Thomas A. Kidd

Deed 19309 registered June 3, 1902 From Thomas A. Kidd to Frederick A. Heney (1/2 interest)

Deed 19914 registered Feb 4, 1904 From John F. Kidd to Frederick A. Heney (1/2 interest)

Deed 23427 registered Dec 5, 1908 From Frederick A. Heney to Francis X. Laderoute

Lot 32, Con 1 Ottawa Front

Patent dated May 14, 1803 From Crown to Elizah Spicer

Deed 52 registered Dec 24, 1804 From Elizah Spicer to Rice Honeywell Deed 32 registered Aug 18, 1821 From Rice Honeywell to Peter Aylen

Deed 33 registered Aug 18, 1821 From Rice Honeywell to Henry W. Fulford

Deed 1174 registered June 3, 1837 From Henry Fulford to Peter Aylen

Deed 1205 registered Sept 18, 1837 From Peter Aylen to Thomas Gibbons

Deed 4690 registered Aug 29, 1850 From Thomas Gibbons to Richard Harte

Deed 15088 registered Jan 6, 1860 From Richard Hart to John Heney

Deed 27314 registered June 26, 1867 From John Heney to William Archibald

Deed 1923 registered April 22, 1873 From John Heney to John Elliott

Deed 2228 registered Sept 16, 1873 From Estate of William Archibald to Evans Cameron

Deed 14100 registered Oct 18, 1889 From John Elliott to Andrew Cowan

Deed 14493 registered Aug 30, 1890 From Andrew Cowan to E. G. Godwin

Deed 18260 registered Aug 22, 1899 From E. G. Godwin to Rosa Spittal

Deed 20925 registered April 30, 1906 From Rosa Spittal and George Spittal to Henry V. Berry

Deed 22709 registered May 15, 1909 From Evans Cameron to William Ross

Deed 22775 registered June 10, 1909 From Henry V. Berry to William Ross

Lot 24, Plan 263

Deed 24906 registered Nov 18, 1911 From Francis K. Laderoute to Kastrel Cohen

Deed 24907 registered Nov 18, 1911 From Kastrel Cohen to Roland Lumoire

Deed 26986 registered July 26, 1913 From Roland Lumoire to Matthew Webster

Deed 27969 registered March 27, 1914 From Matthew Webster to James Grierson

Tax Deed 45113 registered March 13, 1955 From Corporation of the Township of Nepean to Corporation of the Township of Nepean

Deed 63271 registered Sept 6, 1949 From The Corporation of the Township of Nepean to Robert A. Barnes

Deed 63272 registered Sept 6, 1949 From Robert A. Barnes to Dorithe (?) Huguette and Evangeliste Huguette

Deed 1211 registered April 28, 1950 From Dorithe (?) Huguette and Evangeliste Huguette to William Hay and Dorothy Hay

Deed 510499 registered May 31, 1966 From William Hay and Dorothy Hay to Carson A. Unsworth

Lot 25, Plan 263

Deed 24647 registered Sept 2, 1911 From Francis K. Laderoute to Anthony M. Power

Deed 26925 registered July 10, 1913 From Anthony M. Power to Thomas Dean

Deed 28783 registered Nov 14, 1914 From Thomas Dean to Amedee M. Laurin

Deed 45495 registered Dec 10, 1936 From Amedee M. Laurin to Eva Laurin Deed 55237 registered July 12, 1946 From Eva Reid (formerly Laurin) to Stewart H. Buckland and Lillice Buckland

Deed 510480 registered May 31, 1966 From Stewart H. Buckland to Carson Unsworth

Lot 12, Plan 273

Deed 28609 registered Sept 22, 1914 From Estate of William Ross to George A. Young

Tax Deed 46514 registered Feb 8, 1939 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 49106 registered April 21, 1942 From The Corporation of the Township of Nepean to Louis A. Miller

Deed 453580 registered Dec 14, 1962 From Louis A. Miller to Donald G. Barnes, Robert W. Barnes, Dalton C. S. Barnes in partnership under Barnes Pick up Service

Deed 453577 registered Dec 14, 1962 From Donald G. Barnes, Robert W. Barnes, Dalton C. S. Barnes in partnership under Barnes Pick up Service to Carson Unsworth

Lot 13, Plan 273

Deed 28609 registered Sept 22, 1914 From Estate of William Ross to George A. Young

Tax Deed 46052 registered Feb 3, 1938 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 46153 registered May 17, 1938 From The Corporation of the Township of Nepean to John Morris and Alice Morris

Deed 47135 registered Dec 19, 1939 From John Morris to Alice Morris

Deed 49063 registered April 7, 1942 From Alice Morris to Florence Laprade Deed 314267 registered Sept 3, 1953 From Florence Laprade to Harry G. Barnes

Deed 453578 registered Dec 14, 1962 From Estate of Harry G. Barnes to Carson Unsworth

Lot 14, Plan 273

Deed 34842 registered July 22, 1920 From Estate of William Ross to John M. Ross and Charles W. Ross

Tax Deed 47247 registered March 11, 1940 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 58547 registered Nov 18, 1947 From The Corporation of the Township of Nepean to Harry G. Barnes

Deed 309962 registered April 21, 1953 From Harry G. Barnes to Robert W. Barnes

Deed 453580 registered Dec 14, 1962 From Robert W. Barnes to Carson Unsworth

Lot 15, Plan 273

Deed 34842 registered July 22, 1920 From Estate of William Ross to John M. Ross and Charles W. Ross

Tax Deed 47247 registered March 11, 1940 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 63642 registered Oct 21, 1949 From The Corporation of the Township of Nepean to Harry G. Barnes

Deed 382954 registered Jan 14, 1959 From Estate of Harry G. Barnes to Carson A. Unsworth

Lot 16, Plan 273

Deed 34842 registered July 22, 1920 From Estate of William Ross to John M. Ross and Charles W. Ross

Tax Deed 47247 registered March 11, 1940 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 64276 registered Dec 12, 1949 From The Corporation of the Township of Nepean to William Jurgens and Gertrude Jurgens

Deed 375480 registered July 31, 1958 From William Jurgens and Gertrude Jurgens to Carson Unsworth

Lot 17, Plan 273

Deed 29904 registered Nov 22, 1915 From William Ross to David Latimer

Tax Deed 43204 registered May 26, 1932 From The Corporation of the Township of Nepean to Ralph Smith

Tax Deed 44224 registered May 1, 1934 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 64276 registered Dec 12, 1949 From The Corporation of the Township of Nepean to William Jurgens and Gertrude Jurgens

Deed 375480 registered July 31, 1958 From William Jurgens and Gertrude Jurgens to Carson Unsworth

Lot 18, Plan 273

Deed 29904 registered Nov 22, 1915 From William Ross to David Latimer

Tax Deed 43204 registered May 26, 1932 From The Corporation of the Township of Nepean to Ralph Smith Tax Deed 44224 registered May 1, 1934 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

Deed 64276 registered Dec 12, 1949 From The Corporation of the Township of Nepean to William Jurgens and Gertrude Jurgens

Deed 375480 registered July 31, 1958 From William Jurgens and Gertrude Jurgens to Carson Unsworth

Lot 19, Plan 273

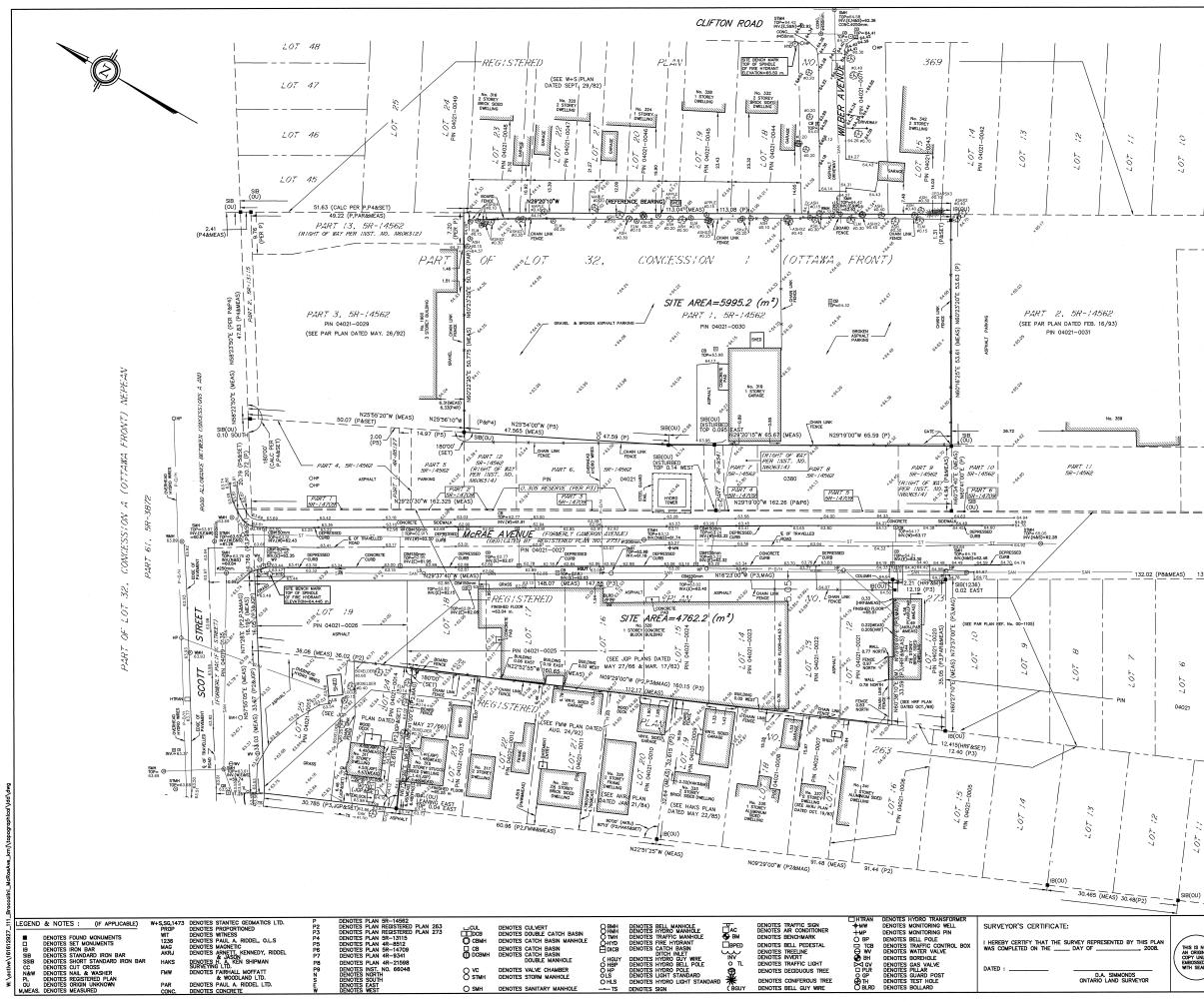
Deed 29904 registered Nov 22, 1915 From William Ross to David Latimer

Tax Deed 43204 registered May 26, 1932 From The Corporation of the Township of Nepean to Ralph Smith

Tax Deed 44224 registered May 1, 1934 From The Corporation of the Township of Nepean to The Corporation of the Township of Nepean

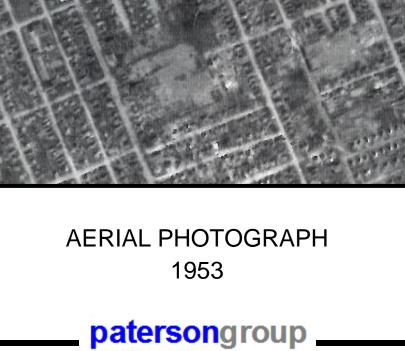
Deed 62201 registered May 23, 1949 From The Corporation of the Township of Nepean to Frank J. Shouldice

Deed 405292 registered May 11, 1960 From Frank J. Shouldice and Gertrude Jurgens to Carson A. Unsworth

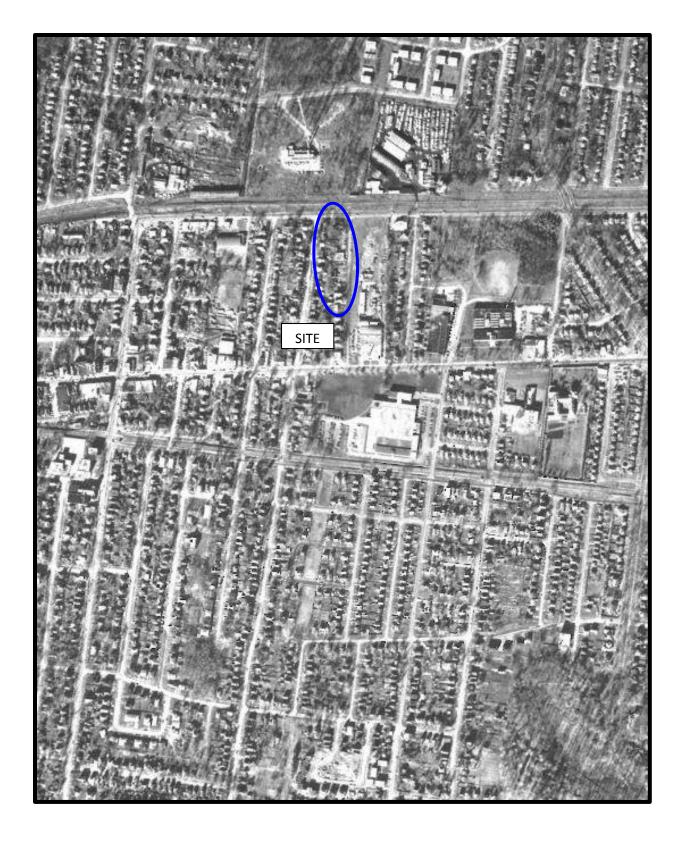


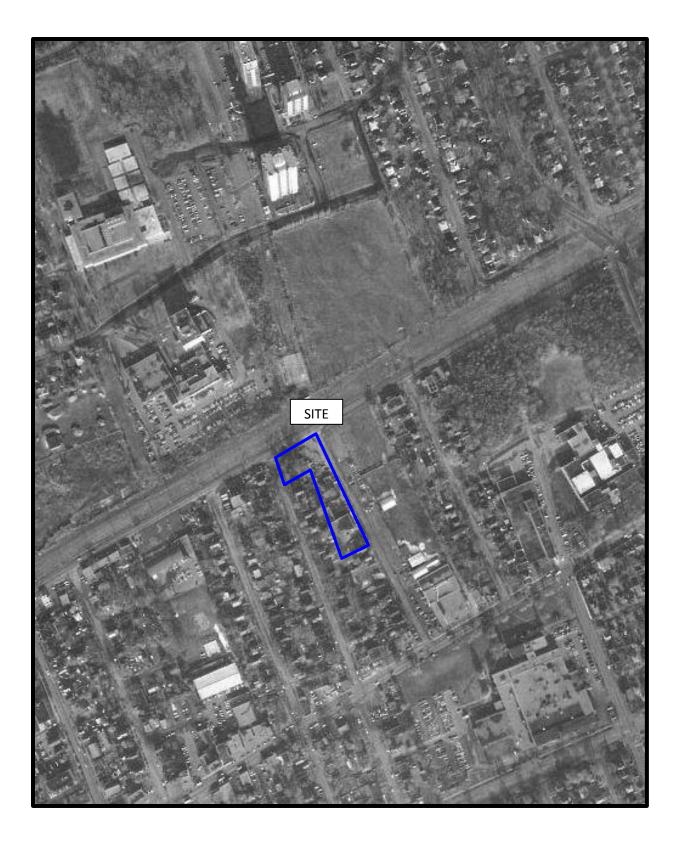
SHEET 1 OF 2 TOPOGRAPHIC SITE PLAN OF PART OF LOT 32 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN AND LOTS 12 TO 19 BOTH INCLUSIVE 0, 5 REGISTERED PLAN No. 273 101 AND LOTS 24 & 25 REGISTERED PLAN No. 263 CITY OF OTTAWA STANTEC GEOMATICS LTD. 2008 SCALE 1:400 METRES 50 METRES METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BEARING NOTE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PARTS 1 & 3 OF PLAN 5R-14562, HAVING A BEARING OF N29'20'10"W. ELEVATION NOTE ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF OTTAWA VERTICAL CONTROL MONUMENT No. N-2 (INDEX No. 98), HAVING AN ELEVATION OF 68.260 m. SITE BENCH MARK AS SHOWN ON THE FACE OF THE PLAN SERVICE NOTE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND ARE PER THE CITY OF OTTAWA DEPARTMENT OF PUBLIC WORKS AND SERVICES AND MUST BE VERIFIED PRIOR TO CONSTRUCTION (PER P8) (PER P8 132.02 (P8&MEAS) 131.83 (P3) 3.00 _ (P3&MEAS) LOT 1 PART | 4R-21598 ŝ 207 LOT 2 5 107 107 0402 0017 0 REVISION NOTE: TOPOGRAPHIC AND BOUNDARY INFORMATION FOR MCRAE AVENUE AND THE LANDS TO THE EAST THEREOF, AS SHOWN ON THIS PLAN WAS UPDATED & REVISED TO SHOW ADDITIONAL TREE LOCATIONS ALONG THE REAR OR EASTERLY PROPERTY BOUNDARY AND TOPOGRAPHIC STE INFORMATION ALONG WILBER AVENUE PER FIELD SURVEY COMPLETED ON THE 11TH. DAY OF MARCH, 2013 BRIAN J. WEBSTER ONTARIO LAND SURVEYOR DATED : Mais/13 FROM THE STANTEC GEOMATICS LTD. THIS IS NOT AN ORIGINAL COPY UNLES EMBOSSED WITH SEAL Ontario Land Surveyors OTTAWA — ONTARIO (613)722—4420 FAX (613)722—076 Stantec "E"-Mail: doug.simmonds@star Website: www.stantec.com P.M.: KMJ DRAWN BY : WS FIELD : BL CHECKED : KMJ FILE : 161612927-111 161612927-111-McRae Ave_Brocc









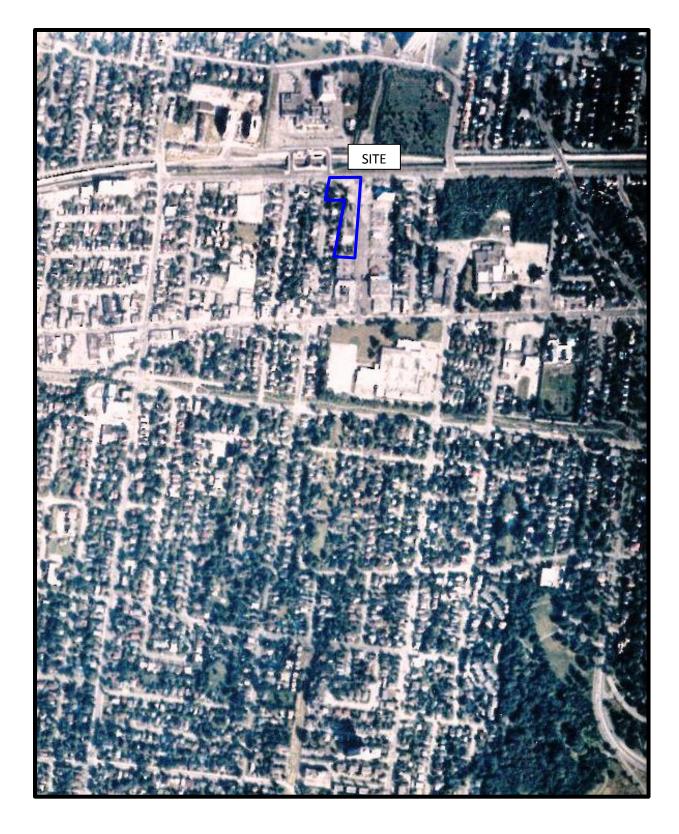


patersongroup

AERIAL PHOTOGRAPH 1984







PE3391

320 McRae Avenue, 1976 Scott Street and 311 Tweedsmuir Avenue, Ottawa, ON



Photograph 1: View of subject site, looking south along east property boundary. Photograph includes the commercial building, the parking area and the gravel cover of the former UST nest excavation.



Photograph 2: View of a chemical cabinet in the Gifford Automotive garage. Photograph illustrates the variety of chemicals and lubricants utilized at the general automotive service garages.

PE3391

320 McRae Avenue, 1976 Scott Street and 311 Tweedsmuir Avenue, Ottawa, ON



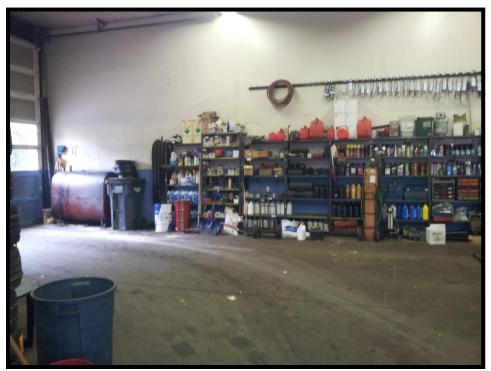
Photograph 3: View of drain in the landscaper's garage bay. Photograph depicts oil water with a film in the drain system.



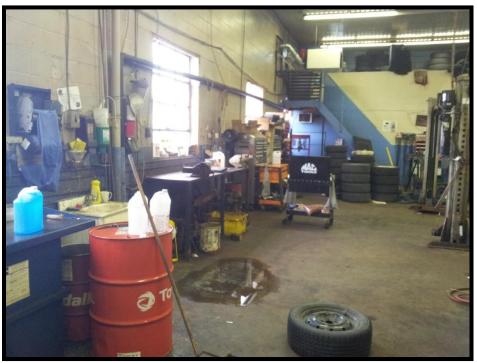
Photograph 4: View of interior wall of landscaper's garage bay. Photograph illustrates general chemicals (including waste oil buckets) and equipment in the garage bays which indicate the likelyhood of continued mechanical servicing activities within the unit.

PE3391

320 McRae Avenue, 1976 Scott Street and 311 Tweedsmuir Avenue, Ottawa, ON



Photograph 5: View of west wall within the Gifford Automotive garage unit. Photograph depicts various chemicals and supplies, including solvents and aerosol containers used in various activities on-site. Waste oil tank present at south end of the wall.



Photograph 6: View of east wall within Gifford Automotive garage unit. Photograph depicts general automotive mechanical garage, with new oil AST on far left and minor spill of miscellaneous fluid.

PE3391

320 McRae Avenue, 1976 Scott Street and 311 Tweedsmuir Avenue, Ottawa, ON



Photograph 7: View of oil/water separator drain within Gifford Automotive. Photograph depicts active oil water separator with oily water.



Photograph 8: View of the waste oil AST on east wall of Gifford Automotive garage unit. Photograph depicts staining around AST, absorbent material on and around the AST and recent oil releases to the floor.

320 McRae Avenue, 1976 Scott Street and 311 and 315 Tweedsmuir Avenue, Ottawa, ON

January 22, 2016



Photograph 9: View of 315 Tweedsmuir Avenue, looking east.



Photograph 10: Basement apartment kitchen at 315 Tweedsmuir Avenue.

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PE3391

320 McRae Avenue, 1976 Scott Street and 311 and 315 Tweedsmuir Avenue, Ottawa, ON

January 22, 2016



Photograph 11: Natural gas furnace in basement at 315 Tweedsmuir Avenue.



Photograph 12: First floor living room at 315 Tweedsmuir Avenue.

PE3391

APPENDIX 2

MOECC FREEDOM OF INFORMATION SEARCH RESPONSE

MOECC WELL RECORDS

CITY OF OTTAWA HLUI SEARCH REQUEST

TSSA CORRESPONDENCE

Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

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

Sean Moggridge Paterson Group Inc 154 Colonnade Rd Ottawa, ON K2E 7J5 Ministère de l'Environnement et de l'Action en matière de changement climatique

Bureau de l'accès à l'information et de la protection de la vie privée

12° étage 40, avenue St. Clair ouest Toronto ON M4V 1M2 Tél. : (416) 314-4075 Téléc.: (416) 314-4285



November 26, 2014

Dear Sean Moggridge:

RE: Freedom of Information and Protection of Privacy Act Request Our File #: A-2014-05383, Your Reference #: PE3391

This letter is further to your request made pursuant to the *Freedom of Information and Protection of Privacy Act relating to* 320 McRae Avenue and 1976 Scott Street, Ottawa.

After a review of the records received from the Ministry's Ottawa District Office and Environmental Monitoring and Reporting Branch, the final decision has been made to provide partial access to the attached information as the identity of complainants has been removed to protect his or her privacy in accordance with Section 21(1)(f) of the Act.

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

If you have any questions regarding this matter, please contact Eric Mak at eric.mak@ontario.ca.

Yours truly,

Heidi Ritscher FOI Manager

Attachment

HWIN

HOME AIR WATER	R LAND ABOUT US A	EWS & PUBLICATIONS	L central site feedback search	site map franc
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Administration		戦なり		
		Generator Details		
Registration/Notification	on Number			
DN8892252				
egal Company Name.				
runary Name	JAY'S GAS BAR	Division Name:	84	
Company Operating Na	ame			
rimary Name:	JAY'S GAS BAR	Division Name:	NA	
Aailing Address				
Division Building:	NA	Bost Box Nataber;	NA	
Address Line 1:	1976 SCOTT STREET	Address Line 2:	NA	
own Catv	OTTAWA	Postal Code / Zip Code:	KIZ 613	
onary: (if avside Ontario)	OTTAWA CARLTON (RM)	Province/State (1) inside Canada/US)	ONTARIO	
County : (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA	
ounity.	Canada			
lite Location				
his should be the street address	is of the site that is being registered. '	You are required to register each sit	to that generates hazarchaus waste reparatel	V.
hvision Building:	NA	Post Box Number:	NA	0
siddress fling 1:	1976 SCOT1 STRFET			
address Line 2:	NA			
own/City:	OTTAWA	Postal Code / Zap Code:	K1Z 613	
ounty: (if inside Omario)	OFTAWA CARETON (RM)	Province / State (If inside Canada / 118)	ONTARIO	
ounty fif outside Ontario)	NA	Province / State (B outside Cimada / US)	XΔ	
Country	Canada			

http://10.77.231.152/hwinadmin/generator/new_generator_registration2_search.jsp?iCompanyID=69169

000001

09/18/2014

HWIN

Page 1 of 1

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Class		Waste Number (per waste stream)	Schedules		required	complete	State	Site	
	View Details	N/A					Liquid	Off- Site	Active
221 ¥ L				Back					

000002

http://10.77.231.152/hwinadmin/wasteclass/wasteclass_details.jsp?iCompanyID=69169&strCofa=ON8892... 09/18/2014



Ministère Ministry de Environment l'Environnement

> 135 St. Clair Avenue West Suite 100 Toronio Ontario M4V 1P5

135. Avenue St. Chair constit Eureau 100 Teronio (Ontano) M4V 195

FEB 1 1 1991

of the

Carson's Body Repairs Ltd. 320 McRae Avenue Carleton, Ontario K1Z 5R8

Attn: Mr. V. Dellapenna Manager

Dear Mr. Dellapenna:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(3) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) received January 7, 1991 for the following site:

> 320 McRae Avenue Carleton, Ontario

The Generator Registration Number assigned to your company at this site is:

ON1380500

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

For off-site disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A" and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document. A copy of an example manifest form is attached for your information.

For on-site disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any registerable solid wastes shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class (es) that has (have) been selected appear(s) to be correct. If, information or re-assessment of due to new you feel information submitted, your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class (es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be contacting you for additional information or may be conducting site visits. It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

- 1. If the name, address or telephone number of your company or waste generating site changes.
- If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
- If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is <u>not</u> required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5056.

Yours truly,

Director Regulation 309, R.R.O., 1980 Environmental Protection Act

Waste Management Branch Reviewer:

WT/lvc

Enclosure

ADDITIONAL COMMENTS:

Please ensure that the wastes shown in Schedule "A" include all of your subject wastes and that other registerable wastes, such as paints, solvents and oils, have not been omitted.

Based on the information you have submitted in your Generator Registration Report and/or through telephone discussion, we have selected the waste class 122C for your caustic waste.

It is your responsibility to evaluate this waste class and re-register within fifteen (15) days if it is found to be inappropriate for your particular waste.

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number ON1380500, dated at Toronto, FEB [1 1991

Waste Stream

1. Caustic waste

Waste Class

122C

Waste Management Branch Reviewer:

Armi J.

000007

Ministry of the Environment

Ontario OCCURENCE REPORT

Location of Occurence:		Source: Carson auto body	,
Reg: 4 Dist: OT Municipa	lity: 20101	Sector: Source: SIC: UTM: N: [] E: [] Zone: []	
Entered:	ORIS No. 9240200329	Abstracts:	Diaries: 1
Received By: NANCY BOON		Batch: 0	I. E. B. No.
Occurence Type:	Subtype:	Occurence Date:	1992/07/02
С	01		
Work Plan:		Occurence Time:	00.00
Reported By:		Report to MOE : 1992 MOE at Scene: 92/07/	
Telephone No.	Alternate No.	Assigned To:	TOR RUSTAD
Address: Postal Code:	x	ERP Contacted: Callout: [] ERP Name:	NSP: []
Syn: ODOURS			
RESPONSIBLE FOR HER SIOUL CARSON'S AUTOR	ARE MOST APPARENT ON H ALLERGIC REACTIONS AND 30DY. MR SIOUI RESPON AST TEN YEARS. NO CHANG	OT NIGHTS. CALLER CERTAIN THA D AN INFECTION IN HER PET DOG E IDED THAT SPRAY PAINT BOOTHS A	AR. JULY 31/92 SPOKE WITH MICHEL
If these are valated upper	ts, record initial/master ORIS	S No. horo >>	
Followup Action: X Abat BF Date: NO FURTHER ACTION N	ement IEB Other		
File Closed: X Abatemer Suspected Violation:	t: IEB Other		
Report Prepared By: TOR RUSTAD	Date: 14/07/92	IEB Investigator:	IEB BF Date
Approving Officer GEORGE CLARKE	Date: 11/08/92	Reviewing Officer:	Date
Specify number(s) for ro Specify number(s) for co 1. Investigator/E.O. 4. Reg. Dir. / Mg	uting Original [][ppy distribution [][2. D. O. /File] [] []] [] [] [] 3. SAC (initial spills)	Continued [] Yes 7. Other
SAC Action Class: 1: 2:			

Material 1: Amount : Material 2:

s.21

Code : UN No.: Code :

Amount :				UN No.:	
Material 3: Amount				Code : UN No.:	
Cause				Code : Code :	
Person in Control: Owner				Waste GenNum : Waste GenNum :	
Agencies Involved					
Clean up and Restoratio	n Carried out by:				
[v] Controller	[v] Owner	[N] Oth	er		
% Cleaned up: Were Directions or Appr	oval Given Under	Estima	ted Cost:		
EPA Part X [v]	Regulation	362 [v]	Manifest No.		
Waste Class :				Code :	
Hauler :				Code :	
Disposal Site :				Code :	
Environmental Impact:	Nature of I	mpact:			
				Code :	
People/Business Damag	jed				
(Other than to Owner/Co	ontroller) :				
Nature of Damage:	•			Code :	
<u></u>					

Ministry of the Environment

Ontario OCCURENCE REPORT

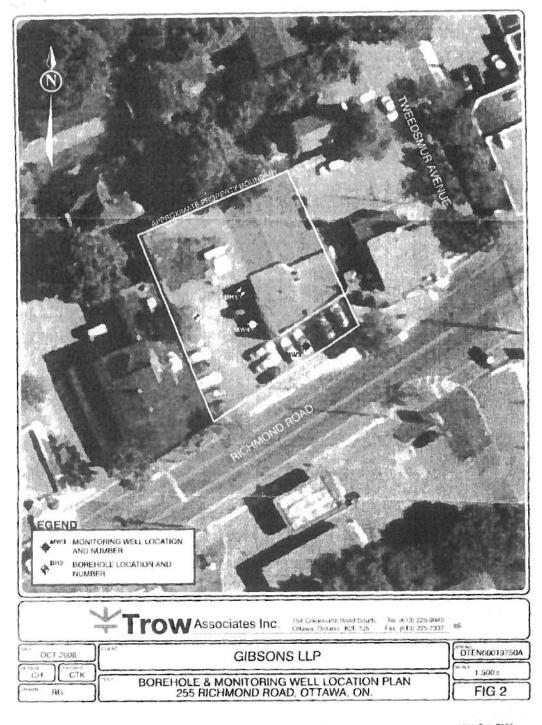
Location of Occurence: OTTAWA CITY JAYS GAS BAR, 320 MCRAE AV Reg: 4 Dist: OT Municipality: 20		Source: DRUMMOND FUELS TANK TRUCK (CARGO) Sector: TA Source: TT SIC UTM: N: [5026000] E: [447000] Zo			
Entered:	ORIS No.	Abstracts:	Diaries:		
1998/11/05 16:30	9800010555	0	0		
Received By: SCOTT THOMPSON		Batch: 3958	I. E. B. No.		
Occurence Type:	Subtype:	Occurence Date:	1998/11/05		
S	L				
Work Plan:	CS	Occurence Time:	08 45		
Reported By: RICK MCCAGG		Report to MOE : 1998/11/05 16:30 MOE at Scene:			
Telephone No.	Alternate No.	Assigned To:	BRYAN DICKMAN		
613-226-4444 x	x				
Address:		ERP Contacted: Callout: [] ERP Name:	NSP: []		
Postal Code:					
Syn: DRUMMOND FUELS: 20L	DIESEL SPILLED TO ASPHALT				
Brief Summary: 20L OF DIESEL SPILLED TO AS OVERFILL VALVE CLOSED. AS CLEANED OUT. NO WATER IMP	SPHALT DURING A STATION FILL PHALT HAS BEEN CLEANED WIT PACTS	WHEN THE ELBOW JUMPEE H ABSORBENTS , THE SPILL	O OFF THE ADAPTER AS THE CONTAINER HAS ALSO BEEN		
If there are related reports, rec	ord initial/master ORIS No. here >	»>			
Followup Action: Abatement BF Date:	IEB Other				
File Closed: X Abatement IEB Suspected Violation:	Other				
Report Prepared By: BRYAN DICKMAN	Date: 05/11/98	IEB Investigator:	IEB BF Date		
Approving Officer GEORGE CLARKE	Date: 05/11/98	Reviewing Officer:	Date		
Specify number(s) for routing Specify number(s) for copy dis] 3. SAC (initial spills)	Continued [] Yes		
1. Investigator/E.O. 4. Reg. Dir. / Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other		
SAC Action Class: 1:25 2: 16					

Material 1: DIESEL FUEL Amount : 20 L Material 2: Amount : Material 3: Amount : Code : 13 UN No.: 1202 Code : UN No.: Code : UN No.:

Cause: Reason Person in Control: DRUM Owner: DRUM Agencies Involved:	MOND FUELS			Code : 11 Code : 10 Waste GenNum : Waste GenNum :
Clean up and Restoration [v] Controller Y	n Carried out by: [v] Owner Y	[N] Othe	er 98	
% Cleaned up; 98 Were Directions or Appro	oval Given Under	Estimat	ed Cost.	
EPA Part X [v] N	Regulation 3	62 [v]	Manifest No.	
Waste Class : Hauler : Disposal Site :				Code : 000 Code : Code :
Environmental Impact: N	Nature of Im	pact:		Code :
People/Business Damag (Other than to Owner/Co Nature of Damage:				Code :

	Ministry of The Environment	Woll A)7456	7	ar unsiter Ethn Digkov) Master Well Record for Cluster Well Construction Regulation 903 Ontario Water Resources Act
		IA(274562	20122	Mut 3 Page of 222
Master Well Owner's and L First Name 255 R.C. D.D.W. Mading Address (Streat Nambes 255 R.C.D.D. Location and Constructio	nd Read	Homa Hostelle	Adama	an series Children v	E-mail Address Proveno CN Postal Code Telopiliore No. (inc. area code) (11311
Address of Well Location (Stree 255 ALC) ANCIN County/District/Hamicipality	d Road		Cay/Town/Village OHduu	Ja	Lot Coocession Lot Coocession Province Postal Code Ontario 1
NAD 8 3 5 44 Overburden and Bedroe	1257502	619712	GARMIN	lociel C.I	Mode of Operation Undeferentiated #Ryeringed Otherentiated, specify Mode Details / / / / / / / / / / / / / / / /
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Blann Fill Blann Fill Gray Bedrock	Sand' grove Boulders & Currestor	Copples		1.3 1.5 7.5	<u>0 4.57 20</u> 4.51 1.5 10
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					Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.) Total Wells in Cluster Please indicate Number of Cluster Well Cluster United Information Log Sheets Submitted
					UNKING Location of Well Cluster Detailed Map must be provided as an attachment no larger than legal size (8.5° ++***). Skuticheis are, not allowed. Check box to confirm detailed map is provided as per Section 11.1 (3)
			1		Consent to release additional information concerning the cluster to the Director upon request the Director upon request the Director upon request to the director.
Well Con Businessi Numo of Well Cuntra George Doconing Busines Address (Street Net 410 Rue Prince Provella Provella	Sstate Drill tame, number, RR1	ling LID Munici	Vuli Contractor's Lucen 1 · S · Y Ipality		
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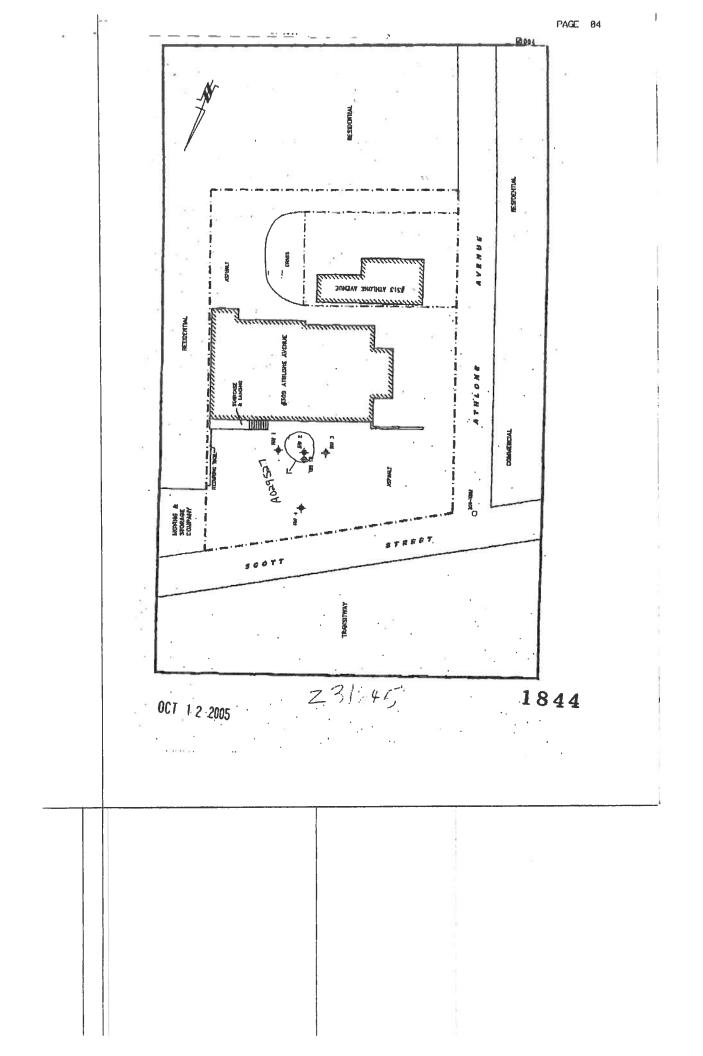
Well Record Well Tag No. (Piace Sticker.auti/or Print Below) Ministry of Ontario ulation 903 Ontario Water Resources Act the Enviror ent giuzpan 2 of 2 Tag#: A123766 A123766 Measurements recorded in: [] Impetial Concession Lot Township 2046 Scott St OHO WA Province Postal Code County/Mighet/Municipality Ontario 111 UTM Coordinates Zong, Easting NAD 8 3 7 8 44 1 611 2 5 0 2 7 1 3 6 Municipal Plan and Sublet Humber Overburden and Bedreck Materiale/Abaridonment Seating Recurd See Instruction on the back of hit semi Municipal Plan and Sublet Humber Othor Depth (mitt) General Description Gennial Colour Other Meterials Most Common Milterial From 37 asphalt BLK 0 1 sand 1005.2 soft BRN stones 3 .52 GRY 3 amo hard 2.13 I im CSTONC Results of Well Yield Testing Annulai Space Type is Seistint Used (Material and Type) Flush mp cm/com After test of well yield, weher was Volume Placed Draw Down¹ Recovery Bepth Get at (m/fi Time Water Level Time Water Level (m1/11) Clear and sand free 3 Other, specify (min) (m/l)* (min) (mft) concrete Stati pumping discontinued, give reason Love Jonit in 1 1 and Pump intake set at (m/fl) 2 2 3 3 Pumping inte (Minin / GPM) -" Method of Construction Wellillse 4 4 Comminicial Ngt used Calim Tool Canond Public Dutation of pumping Municipal 2 Test Hole D Devratering B Monitoring Jetting Domestic [] Rotary (Conventional) 5 5 ____hr# +____ (Thin Rotary (Roverse) [] Driving Livestock Final water level end of pumping (mill) Boding Bod parcutteron Other, specify Cooling & Air Conditioning Digging Irrigation 10 10 Industriat 15 15 Other, soe If flowing give rate (Umin / GPM) Construction Record - Casing Status of Well 20 20 Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) Depth (m/l) U Water Supply Recommended pump depth (m/ft) Incide Divineter (cm/ln) Diplacement Well 25 25 To Frem Test Holo PVC 2.7 Recommended pump rate 30 30 Recharge Well O(Imun / GPM) Derivataring Wall 40 40 Observation and/or Well production (I/min / GPM) Monitoring Hole 50 50 Alteration Disinfected? (Construction) 60 60 Abandoned, Insufficient Supply Yes No Map of Well Location Construction Record - Screen Abandoned, Poor Outside Diamatar Depth (m/ft) Vistor Quality Please provide a map below following instructions on the back. Material (Plastic, Galvanized, Steel) Abandoned, other, specify Ste No 4 From To (cmfn) PVC 2.74 SM 5.7 N 10 Other, apocity 1 Ĥ Hole Diameter Water Details 1 2046 Depth (m/li) Water found at Depth Kind of Water: Fresh [] Untested Diamete L 4.57 (omin) (m/ft) Gas Other specify Water found at Depth Kind of Water: []Fresh []Untested 0 11:4 0 3 (m/ft) []Gas [] Other, specify Water found at Depth Kind of Water. [] Fresh [] Untested N) 5.79 4.5 7:60 E (m/ft) Gas Cther, specify SP.
 Well Contractor and Well Technician Information

 Business Name of Well Contractor
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 Augueness Address (Street Number/Name)
 Municipality
 Alell Contractor's Licence No 51 Sco 712 411 Comments Richmond Hill HT-2West, Beaver Creek Rd Province Postal Code Buildings E-mail LI4 [B] CGUTECOILS OSTATASOIL COM Bus Telephone No (inc. area code) Narma 905176 1493 014 Weig Technicians Learner No Signatury of Ministry Use Only Date Package Delivered Wall owner's Information VIVIVIV MIMOLO z134396 package delivered Beatty Brian Date Work Completed Yes No 20111110 NOV- 0 1 2011 20111/0/12 C Scenaria India tor Jeans 20 Ministry's Copy



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Instructions for Completing F • Por use in the Province of C • All Sections must be comple • Questions regarding comple • All metre measurements a • Please print clearly in blue o	Ontario only. The ated in full to ave ting this applica hall be reporte	oid delays in p tion can be di	s a permai processing rected to the	. Further in:	document. Ple structions and	explanations are available	lable on the back of this form. 16-235-6203.
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Well Contractor	ractor/Technicia	Wed	Contractor's U	Icance No.	Data Source		ontractor 1844
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Name of Well Technician (last name, fir	rst name)		Technician's		Remarks	1.6 6999 W	ell Record Number
Signature of Sechnician/Contractor		Dale	F211 Submitted yyyy			8	
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Well Tag No. (Place Sticker and/or Detail Details Ontario Well Record Ministry of Tag#: A123765 'equilation 903 Onterio Water Resources Act the Environm QU122 Page 1 Address of Well Longton (Sydet Nijmugh Marro) 2046 See 7 ST. County/District/Municipality Township Postal Code Chill Town/Villages Province Ontario 111 Monicipal Plan and Sublot Humber UTM Coordinates Zong Easting HAD 813 118 9 47 616 0 50 2171 55 Municipal Plan and Sublet Number Overburden and Bedrock Materials/Abandonment Sealing Renord (see Widweiting on the back of this form) Elepth (invit General Description Other Materials Ganeral Colour Most Common M grave 1005e asphalt BLK ź soft stones sand BRN pocked 51/1 GRY rond hard limestone Results of Wall Yield Testing Armular Space After test of well yield, water wust Drew Down Recovery Depth Set at (nvfl) From To O . 3/ Volume Placed Type of Sealant Used Time Time Water Level Elishmon Ca (013/114) Clear and sand free Whiter Level (m!l) 100-000 (min) (m/N (min) Other, specify Statio If pumping discontinued, give reason; Level 3 1 1 3,66 son 0 Pump Intake set at (m/ft) 2 2 3 3 Puniping rate (kimin / GPM) Well Use Mathod of Construction 4 4 Comuniercial [] Hot used Cable Tool D Public [] Diamond Dumition of pumping Domestic Domestic Livestock Infigution Industriat Other, specify Municipal Dewatering 5 Jutting 5 Rotary (Conventional) his + ____ min Test Hole E Monitoring Onving Rotary (Revenue) Final water level end of pumping (m/t) Boring Als percussion Dile Phylo Cooling & Air Conditioning 15 15 If flowing give uste (Umin / GPM) Construction Record - Casing Status of Well 20 20 Water Supply Recommended pump depth (nvft) Depth (m/ft) Open Hole OR Mainrial (Gelvanized, Fibreglass, Concrete, Plastic, Strel) West Thickness Inside 25 25 Beplacement Well Olameter To From (cm/in) (cip/n) Test Hole Recommended pump rate (Umin / GPM) 30 30 PVC 3,66 Rechargo Well ()Dewatering Well 40 40 Coservation and/or Manutoring Hule Well production (Umin / GPM) 50 50 21 C Alteration (Construction) Disinfected? 60 60 Yes No Abandoned, Insufficient Supply Map of Well Location ------Abandoned, Poor Construction Record - Screen Please provide a map below fallowing instructions on the back Depth (nvfi) Water Quality Outside Diamieter tyluterial SLAND. Abandoned, other, (Plaste, Galvanzed, Steel) To From (cn/n) specify PVC 3.666. 10 Citres, specify ł h 2046 Water Details Diamete (cm/n) Depth (m/ft) Water found at Depth Kind of Water: []Fresh [] Untested To (m/fl) Gas Other, specify 3.1 1.43 0 Water found at Depth Kind of Water: [Fresh] Untested Ν в. (m/ft) []Gas []Other, specify Water found at Depth Kind of Water: []Fresh []Untested 7.6d 3 E SZ. (m/fi) [Gas.] Other, specify] Well Contractor and Well Technician Information Scott Viell Contractor's Licence No Business Name of Well Contractor 7121411 Strata Soil Sampling Business Address (Street Number/Name) Comments 147-2 west Beaver creekRd Richmond Hill Province ON LUBICG WE Technician (Last Name) Ministry Use Only Well owner's information package delivered Date Package Delivered z134395 Y YIY Y KARD 91057649864 Beatty Brian Well Technician Briden Lisence No Signature Technician Brider Contractor Date Submitted Yos 20111 Ó Wes Technisian's 3161 No No 2011101

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(cm/in)	Concrete, Plansic, Steel)	(cun/in)	01	101	Test Hole	Recommended pump rate (I/min / GPM)	30	30
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City of Ottawa – ISCS Department

INFORMAL REQUEST FOR INFORMATION PROCESS

INFORMATION SHEET

What is the informal Request for Information process?

The City of Ottawa provides an informal process through which parties conducting research on existing or former uses of a site, often for a Phase I Environmental Site Assessment or in conjunction with an application for a development approval, can request and obtain information from the City of Ottawa regarding properties located within its boundaries. As of January 1st, 2001, this process also incorporates information from the Historical Land Use Inventory ("HLUI"), which was compiled by the former Region of Ottawa-Carleton. This database was recently updated current to 2005 data.

This informal process provides applicants with a streamlined way in which to obtain useful information from the City of Ottawa. It is called an **informal process** because it allows applicants to request information outside of the legislated process found in the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA").

What does the City of Ottawa do when it receives an informal Request for Information?

Once the City of Ottawa receives a request for information along with the appropriate consent and signed disclaimer, the search process is triggered. Staff members from the Planning and Growth Management Branch of the Infrastructure Services and Community Sustainability Department review the Request for Information and the consent to ensure that they are complete and, if necessary, clarify any details with the requester. The request is then circulated to the following Departments within the City of Ottawa:

- City Operations: Environmental & Health Protection Division (Public Health);
- Infrastructure Services and Community Sustainability: Sewer Use Program;
- Infrastructure Services and Community Sustainability: Environmental Programs (Waste Diversion);
- City Manager's Office: Real Estate Services Division;
- City Manager's Office: Legal Services Division.

Staff members of the Planning and Growth Management Branch also conduct a search of the HLUI database.

The nature of the information that the Departments may have on a particular property will vary, depending on their scope of activities and mandate. Document retention periods and recording methods will also determine which information may be available regarding a particular property. As a result, the amount of information available on a property will vary on a case-by-case basis. Any information that is found regarding a particular property is then

pooled and reviewed by staff within the City of Ottawa's Planning and Growth Management Branch. The information is then provided to the requester, together with any necessary explanations.

What are the advantages of using the informal Request for Information process?

This process was put into place to assist applicants conducting research on a particular site in obtaining certain information. The streamlined circulation and search process has been designed to ensure that those departments that are most likely to have relevant information available regarding properties are canvassed. The staff members involved in this process are all familiar with environmental assessments and land use planning. At present, there are no fees associated with this process.

While the time required to process requests will vary depending on each property, the City of Ottawa attempts to provide a response within a 30 day time period.

Who can submit an informal Request for Information?

This process is available to individual and corporate landowners alike. Consultants and other third parties may also make requests on behalf of any landowner with the landowner's written consent.

What about MFIPPA?

This informal process is designated to operate as a limited alternative to the access to information process found in MFIPPA.

MFIPPA is a provincial statute affecting all municipalities and local boards in Ontario. It regulates public access to information contained in municipal records and sets out rules regarding protection of individual privacy. MFIPPA provides a formalized process for access to information by the public, whereby individuals may request, in writing, access to information under the custody and control of the City of Ottawa. MFIPPA also prescribes an application fee as well as processing fees for each request. Deposits are required for requests involving a substantial amount of municipal records.

Although all individuals and corporations are free to make formal requests for information under MFIPPA, the City's informal Request for Information process provides requesters with an alternative route for obtaining certain information that is in the custody and control of the City of Ottawa.

What impact does MFIPPA have on the City's informal Request for Information process?

The City of Ottawa must follow the rules in MFIPPA with respect to disclosure of information, regardless of whether the request for the information has been made formally under MFIPPA or informally under the City's informal Request for Information process. As

a result, the City of Ottawa may be unable to release certain information that is in its custody and control with respect to some properties.

How is an informal Request for Information submitted?

Request for Information form: Requesters must fill out the attached 'Request for Information' form and submit it to the City of Ottawa's Planning and Growth Management Branch. The location of the subject property must be clearly indicated on the form. **Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.

Description of the Property: In order to assist the City of Ottawa in its search for information, please provide as much information as possible about the property, including:

- Both the municipal address and the legal description of the property;
- A site plan or key plan of the property, its location and particular features;
- A clear description of what information you are interested in receiving; and,
- Any significant dates or time frames you would like researched.

Disclaimer: Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning and Growth Management Branch. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.

Where can I get more information about this process?

You may contact Mark Young with the Planning Division at (613) 580-2424 ext. 14743 or HLUI@ottawa.ca to obtain further information regarding the City of Ottawa's informal Request for Information process.

Questions, comments and suggestions are always welcome.

DISCLAIMER



For use with HLUI Database

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

The City, in providing information from the HLUI, to _____Paterson Group Inc.____ ("the Requester") does so only under the following conditions and understanding:

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

Signed:

Per: Sean Moggridge, B.Eng. (Please print name) Title: Environmental Consultant Company: Paterson Group Inc.

Dated: Augtonbr

INFORMAL REQUEST FOR INFORMATION PROCESS CONFIDENTIAL

File No.: PE3391

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: <u>Sean Moggridge</u>
- b) Address of Requester: <u>154 Colonnade Road South, Ottawa, Ontario, K2E 7J5</u>
- c) Telephone Number: <u>613-226-7381</u>
- d) Site Address: Lot-<u>Part of Lot 31 and 32</u> Concession: <u>1, Nepean Township</u> Street: <u>320 McRae Avenue and 1976 Scott Street</u> City/Town: <u>Ottawa (Ottawa Front), Ontario</u> Postal Code:
- e) Legal Plan Attached: Yes () No (X), Keyplan and Topographic Site Plan Attached
- f) Site Owner: The Estate of Carson Unsworth Sr.
- g) Adjacent Property Owners: Various commercial and residential
- h) Date of Ownership: Began acquiring properties in 1953 Previous Owner(s): Various, unknown
- i) Previous Owner(s): Various, unknown
 i) Type of Site: () vacant, (X) residential, (X) commercial,
- I ype of Site: () vacant, (X) residential, (X) commercial
 () other (specify)
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: <u>n/a</u>
- 1) Date of Previous ESA: November, 2008

m) Information Requested: <u>Environmental Records (violations, sewer use</u> <u>infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land</u> <u>use in the area of the site.</u>

2. CONFIDENTIALITY

a)	Consent Required:	(x) Owner	() Tenant	() Purchaser	() Legal**
b)	Consent Obtained:	(x) Owner	() Tenant	() Purchaser	() Legal**

*Will not be processed as a request for information pursuant to MFIPPA.

**(Consent letters must contain the information required, give authorization to requestor, and be dated and signed)

Sean Moggridge

From:

Sent: To: Subject: squibell@tssa.org on behalf of Public Information Services [publicinformationservices@tssa.org] September-19-14 3:49 PM Sean Moggridge Re: TSSA Records Search, PE3391 - 320 McRae Avenue

Hi Sean,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

1976 Scott St, Ottawa has record of 3 expired underground tanks and 1 expired propane tank.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (<u>publicinformationservices@tssa.org</u>) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY "Putting Public Safety First" 14th Floor, Centre Tower 3300 Bloor Street West Toronto, ON M8X 2X4

<u>www.tssa.org</u> Toll-Free: 1-877-682-8772

On Fri, Sep 19, 2014 at 3:23 PM, Sean Moggridge <<u>SMoggridge@patersongroup.ca</u>> wrote:

Good afternoon,

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

319, 320, 336, 344, 351 McRae Avenue;

1960, 1976, 1980 Scott Street

205, 225 Richmond Road.

Thank you for your time and effort.

Sean Moggridge, B.Eng.

patersongroup

consulting engineers Solution Oriented Engineering Tel: (613) 226-7381 Fax: (613) 226-6344

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 3

QUALIFICATIONS OF ASSESSORS

Adrian Menyhart	patersongroup				
B.Eng. Ing. junior	POSITION				
	Junior Engineer				
	EDUCATION				
Environmental Engineering	Carleton University, B.Eng., 2011 Environmental Engineering				
	EXPERIENCE				
Geotechnical Engineering	2011 to Present: Paterson Group Inc. Consulting Engineers Environmental Division Junior Engineer				
	2009-2011 (summers) Canadian Food Inspection Agency Federal Government – Ottawa Inspector				
Materials Testing	SELECT LIST OF PROJECTS				
Quality Control Building Sciences	Remediation Supervision – Ottawa Arts Gallery Remediation Supervision – Rideau Centre Expansion Remediation Supervision – Carling Avenue, Ottawa Remediation Supervision – Tall Ships Landing, Brockville Remediation Supervision – Commercial Development, Elgin Street - Ott Phase I & II ESA – Former Mine, Bristol Quebec Designated Substance and Asbestos Surveys – Various Locations, Otta Asbestos Air Testing – Various Locations, Ottawa Mould Air Testing – Various Locations, Ottawa Groundwater Monitoring and Sampling – Various Location, Ottawa Phase I & II ESA – Various Locations, Ontario and West Quebec				
Hydrogeology					
Archaeological Services					

Mark S. D'Arcy, P. Eng.

patersongroup

POSITION

Associate and Supervisor of the Environmental Division Senior Environmental/Geotechnical Engineer

Associate and Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991 Geotechnical / Geological Engineering

MEMBERSHIPS

Environmental Engineering

Ottawa Geotechnical Group Professional Engineers of Ontario Consulting Engineers of Ontario

EXPERIENCE

1991 to Present Paterson Group Inc.

Geotechnical Engineering

Materials Testing Quality Control

SELECT LIST OF PROJECTS

Environmental and Geotechnical Division Supervisor of the Environmental Division

Mary River Exploration Mine Site - Northern Baffin Island Rideau Centre Expansion project - Ottawa Agricultural Supply Facilities - Eastern Ontario Laboratory Facility – Edmonton (Alberta) **Building Science** Ottawa International Airport - Contaminant Migration Study - Ottawa Investigation and Remediation - Cotton Mill Redevelopment, Cornwall Billings Hurdman Interconnect - Ottawa Bank Street Reconstruction - Ottawa Environmental Review - Various Laboratories across Canada - CFIA Dwyer Hill Training Centre - Ottawa Nortel Networks Environmental Monitoring - Carling Campus - Ottawa Hydrogeology Remediation Program - Block D Lands - Kingston Investigation of former landfill sites - City of Ottawa Record of Site Condition for Railway Lands - North Bay Assessment and Remediation - North Bay Airport Commercial Properties - Guelph and Brampton Brownfields Remediation - Alcan Site - Kingston Archaeological PWGSC Building - 90 Elgin Street - Ottawa Services Remediation Program - Ottawa Train Yards MHLH Facility - CFB Petawawa Ottawa Congress Centre Lansdowne Park Redevelopment - Ottawa