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Phase I Environmental Site Assessment

Vacant Land
244 Rideau Place
Ottawa, Ontario

Prepared For

TC United Group

April 8, 2016

Report: PE3788-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by TC United Group to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 244 Rideau Place, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with a residential dwelling circa 1894. The residential dwelling was demolished circa 1977 and the site has since been vacant. No historic Potentially Contaminating Activity (PCA) was identified on the subject site.

Neighbouring properties have been used for residential, commercial and institutional purposes since development. The properties to the west addressed 596 Rideau Street (formerly 598, 600 and 602 Rideau Street) and 590 Rideau Street (formerly 582, 588, 590, 592 and 167 and 169 Charlotte Street) were identified as having historical Potentially Contaminating Activities (PCAs). The property addressed 596 Rideau Street was formerly occupied by an automotive service garage, retail fuel outlet and dry cleaner while the property addressed 590 Rideau Street was formerly occupied by dry cleaners. These properties are over 130 m from the subject site. A waste disposal site (Ur-25) was identified 220 m to the north across the Rideau River. These former PCAs are not considered to have had the potential to impact the subject site due to their separation distance and/or downgradient location. As such, these PCAs are not considered to represent Areas of Potential Environmental Concern (APECs) on the subject site.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject land is currently vacant and covered with brush and mature trees. No existing PCAs were identified within the Phase I study area.

Conclusion

The results of the historical research, personal interviews, and the site inspection did not identify any areas of potential environmental concern with respect to the subject site. **In our opinion, a Phase II Environmental Site Assessment is not required for the property.**

1.0 INTRODUCTION

At the request of TC United Group, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I – ESA) for the vacant property addressed 244 Rideau Place, in the City of Ottawa, Ontario. The purpose of this Phase I – ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I – ESA by Mr. Ryan Rutherford of TC United Group whose offices are located at 800 Industrial Avenue, Unit 9, Ottawa, Ontario. Mr. Rutherford can be reached by telephone at (613) 680-5582.

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 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:	244 Rideau Place, City of Ottawa, Ontario
Legal Description:	Part 1, Registered Plan 5R-12460, City of Ottawa.
Property Identification Number:	04207-0051
Location:	The subject site is located on the west side of Rideau Place, south of the Rideau Street intersection, in the City of Ottawa, Ontario. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 25' 60" N, 75° 40' 22" W.
Site Description:	
Configuration:	Rectangular.
Zoning:	R5 – Residential Fifth Density
Current Use:	Vacant.
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

According to the aerial photographs and documents reviewed, the subject site was first developed circa 1894 with a residential dwelling addressed 656 Rideau Street.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject property. The FIPs show a residential dwelling and a detached private garage on the subject site addressed 656 Rideau Street.

A bus waiting room (598 Rideau Street) and a retail fuel outlet with two (2) underground storage tanks (600 Rideau Street) were located 150 and 130 m west of the subject site, respectively.

No environmental concerns were identified on the remaining neighbouring properties in the 1956 FIPs.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1890 to 2011 as part of the Phase I ESA. According to the directories, the subject site was first listed with a residential address (656 Rideau Street) circa 1894. The subject site was listed as a residential address until circa 1977 and has not since been listed under the current or former civic addresses.

Neighbouring properties within the Phase I-ESA study area were used for residential, commercial and institutional purposes. The Ottawa Transportation Company Terminal, addressed 598 Rideau Street, was located 150 m west of the subject site between 1954 and 1958. The site was subsequently occupied by a used car dealership and garage in the 1960s and 1970s and then by a photo finishing business in the 1980s and 1990s. A retail fuel outlet, addressed 600 Rideau Street, was located 140 m west of the subject site between the 1930s and 1960s. Central Cleaner & Tailors was listed at 169 Charlotte Street located 220 m to the west until circa 1944. Peter Pan dry cleaner was listed at 594 Rideau Street located 190 m to the west between 1953 and 1956 and Superior Cleaner was listed at 167 Charlotte Street located 220 m to the west between 1952 and 1954. Based on the distances of these sites from the subject property, they are not considered to have had the potential to have impacted the subject site.

Chain of Title

Paterson requested a title search for the subject property from Read Abstracts Limited for the PIN constituting the subject property. At the time of issuance of this report, the chain of title had not been received. A copy will be forwarded to the client, should it contain any pertinent information.

Previous Engineering Reports

A geotechnical investigation conducted on the subject site by Paterson in March 2016 included a test pit (TP 1). The test pit was terminated 2.5 meters below grade and identified topsoil with rootlets and gravel overlying stiff to very stiff silty clay material. No groundwater was encountered in the test pit. No visual or olfactory evidence of contamination was observed during the geotechnical investigation.

Paterson has conducted a number of environmental site assessments and geotechnical investigations in the vicinity of the subject site. These reports were also reviewed as part of this assessment.

Current Plan of Survey

An Existing Conditions Plan, prepared by Stantec Consulting Limited, was reviewed as part of this assessment. The plan shows the subject site with the proposed four (4) storey residential development.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on April 1, 2016. The subject site and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

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

Ontario Ministry of Environment (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. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment 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 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 MOE for the site or adjacent properties. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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. There were no records for the subject site or neighbouring properties within the Phase I study area.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. One (1) closed landfill site (X1105) is shown to be located approximately 220 m to the north. This former landfill is not expected to have impacted the subject land, based on its downgradient location across the Rideau River.

Areas of Natural Significance

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 April, 2016. No natural features or areas of natural significance were identified within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April 1, 2016 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The response from the TSSA indicated that there are no records for the subject site or neighbouring properties. A copy of the TSSA correspondence is 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) former landfill was identified within the Phase I study area. Kingsview Park (Ur-25) located 220 m to the north across the Rideau River was active before 1928 and wastes included cinder, ash, brick, metal and glass. The landfill is not anticipated to have impacted the subject land given its separation distance and downgradient location.

City of Ottawa Historical Land Use Inventory (HLUI)

A requisition form was sent to the City of Ottawa on April 4, 2016 to request information from the City’s Historical Land Use Inventory (HLUI) database for the subject property. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

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 property is occupied by a residential dwelling. Adjacent properties to the north, south and west are occupied by residential dwellings. The Rideau River is located to the east. |
| 1938 | No significant changes have been made to the subject site or neighbouring properties. |

1951	No significant changes have been made to the subject site. Residential development is visible to the east, across the Rideau River.
1958	No significant changes have been made to the subject site or neighbouring properties.
1967	No significant changes have been made to the subject site. The residential dwelling adjacent to the north appears to have been demolished.
1976	No significant changes have been made to the subject site. Additional residential dwellings to the north appear to have been demolished. Residential apartments have been developed to the northwest and to the south, along Wurtemberg Street.
1985	The subject site is vacant at this time. Adjacent residential dwellings to the south have been demolished and replaced with a residential condominium.
1993	No significant changes have been made to the subject site or neighbouring properties.
2014	(City of Ottawa website) No significant changes have been made to the subject site or neighbouring properties. The subject site is vacant and depicted as it appears today.

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 in the general area of the site slopes downward towards the Rideau River to the north. According to the map, the nearest water body is the Rideau River located 30 m to the east. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

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, bedrock in the area of the site consists of shale of the Billings formation. Overburden soils are shown as erosional terraces with a drift thickness of 15 to 25 meters.

Water Well Records

A search of the MOECC online water well records database was completed on April 1, 2016, for all drilled wells within 250 m of the subject site. There was one (1) record in 2013 located near the intersection of Besserer and Charlotte Street, 230 m west of the subject site and one (1) record in 2014 located near the intersection of River Road and Montreal Road, 230 m to the east. No other information regarding these wells was available.

Water Bodies and Areas of Natural Significance

The Rideau River, located 30 m to the east, is the closest water body. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Ryan Rutherford of TC United Group was interviewed by telephone and email as a part of this assessment. Mr. Rutherford did not identify any additional Potentially Contaminating Activities or Areas of Potential Environmental Concern at the subject site. The information obtained in this interview is consistent with site information obtained from other sources and is considered to be valid.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted by Paterson personnel on April 4, 2016. Access was provided to the entire subject site. 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 assessment.

6.2 Specific Observations at Phase I Property

Buildings and Structures

There are currently no buildings on the subject property. A retaining wall is located along a portion of the northern property line.

Underground Utilities

Underground service locates were completed for the subject site in February 2016. No underground services were identified on the subject site.

Storage Tanks

No aboveground storage tanks (ASTs) or evidence of underground storage tanks (USTs), or evidence of other fuel or chemical storage was observed on the subject site.

Water Source

Surrounding properties are serviced by the City of Ottawa water system. The proposed development will be serviced by the municipal water system.

Unidentified Substances

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

Groundwater Monitoring Wells

No groundwater monitoring wells were observed at the time of the assessment.

Sewage Works

Surrounding properties are serviced by the City of Ottawa sewer system.

Waste Storage and Disposal

The subject site is vacant and does not currently generate any waste. The waste management practices of the neighbouring properties are not considered to pose a risk to the subject land.

Railway Lines

There are no existing railway lines within the Phase I study area.

Ozone Depleting Substances (ODSs)

No potential sources of ODSs were observed on site during the assessment.

Site Features

The subject land is vacant with a retaining wall located along a portion of the northern property line. Drainage consists of infiltration.

Potentially Contaminating Activities (PCA)

The site visit did not identify any Potentially Contaminating Activities at the subject site.

Neighbouring Properties

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

- North - Public park, followed by Rideau Street;
- South - Residential condominium, followed by Rideau River;
- East - Rideau Place, followed by Rideau River;
- West - Residential, followed by Besserer Street;

The current use of the neighbouring properties is not considered to pose an environmental concern to the subject site. Current land use in the Phase I study area is illustrated on Drawing: PE3788-2 – 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

The following table indicates the current and past uses of the site as well as any associated potentially contaminating activities dating back to the first developed use of the site (if present).

Table 1 - Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
Prior to 1894	Vacant	None	No
1894 to 1977	Residential	None	No
1977 to Present	Vacant	None	No

Potentially Contaminating Activities (PCAs)

No PCAs were identified on the subject site. Off-site PCAs identified in the Phase I study area are not considered to represent APECs on the subject site due to separation distance or downgradient location. Land use within the Phase I study area is shown on Drawing PE3788-2 - Surrounding Land Use Plan.

Areas of Potential Environmental Concern (APECs)

As discussed above, there are no PCAs that are considered to be areas of potential environmental concern for the subject property.

Contaminants of Potential Concern

No Contaminants of Potential Concern (CPCs) were identified, since no APECs were on the subject site.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada, drift thickness in the area of the subject site is estimated to be on the order of 15 to 25 m. Overburden soils are shown as erosional terraces overlying bedrock consisting of shale of the Billings formation.

Contaminants of Potential Concern

As per Section 7.1 of the report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Existing Buildings and Structures

There are no buildings currently located on the subject site. A retaining wall is located along a portion of the northern property line.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is the Rideau River, located approximately 30 m to the east of the site.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are currently located at the subject site. The water well records within the Phase I study area are for monitoring wells.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential and commercial.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, the potentially contaminating activities identified within the Phase I study area do not represent areas of potential environmental concern for the subject site.

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 the PCAs identified within the Phase I study area are not considered to be APECs for the subject site. This is confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by TC United Group to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 244 Rideau Place, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the subject site was first developed with a residential dwelling circa 1894. The residential dwelling was demolished circa 1977 and the site has since been vacant. No historic Potentially Contaminating Activity (PCA) was identified on the subject site.

Neighbouring properties have been used for residential, commercial and institutional purposes since development. The properties to the west addressed 596 Rideau Street (formerly 598, 600 and 602 Rideau Street) and 590 Rideau Street (formerly 582, 588, 590, 592 and 167 and 169 Charlotte Street) were identified as having historical Potentially Contaminating Activities (PCAs). The property addressed 596 Rideau Street was formerly occupied by an automotive service garage, retail fuel outlet and dry cleaner while the property addressed 590 Rideau Street was formerly occupied by dry cleaners. These properties are over 130 m from the subject site. A waste disposal site (Ur-25) was identified 220 m to the north across the Rideau River. These former PCAs are not considered to have had the potential to impact the subject site due to their separation distance and/or downgradient location. As such, these PCAs are not considered to represent Areas of Potential Environmental Concern (APECs) on the subject site.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject land is currently vacant and covered with brush and mature trees. No existing PCAs were identified within the Phase I study area.

Conclusion

The results of the historical research, personal interviews, and the site inspection did not identify any areas of potential environmental concern with respect to the subject site. **In our opinion, a Phase II Environmental Site Assessment is not required for the property.**

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 TC United Group. Permission and notification from TC United Group and Paterson will be required to release this report to any other party.

Paterson Group Inc.

Xavier Redhead, B.Eng.

Mark S. D'Arcy, P.Eng.



Report Distribution:

- TC United Group (5 copies)
- Paterson Group (1 copy)

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

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document titled “Waste Disposal Site Inventory in Ontario”.
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory.
Chapman, L.J., and Putnam, D.F., 1984: ‘The Physiography of Southern Ontario, Third Edition’, Ontario Geological Survey Special Volume 2.

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.
City of Ottawa Historical Land Use Inventory (HLUI) Database

Local Information Sources

Existing Conditions Plan, Stantec (2015).
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3788-1 – SITE PLAN

DRAWING PE3788-2 – SURROUNDING LAND USE PLAN

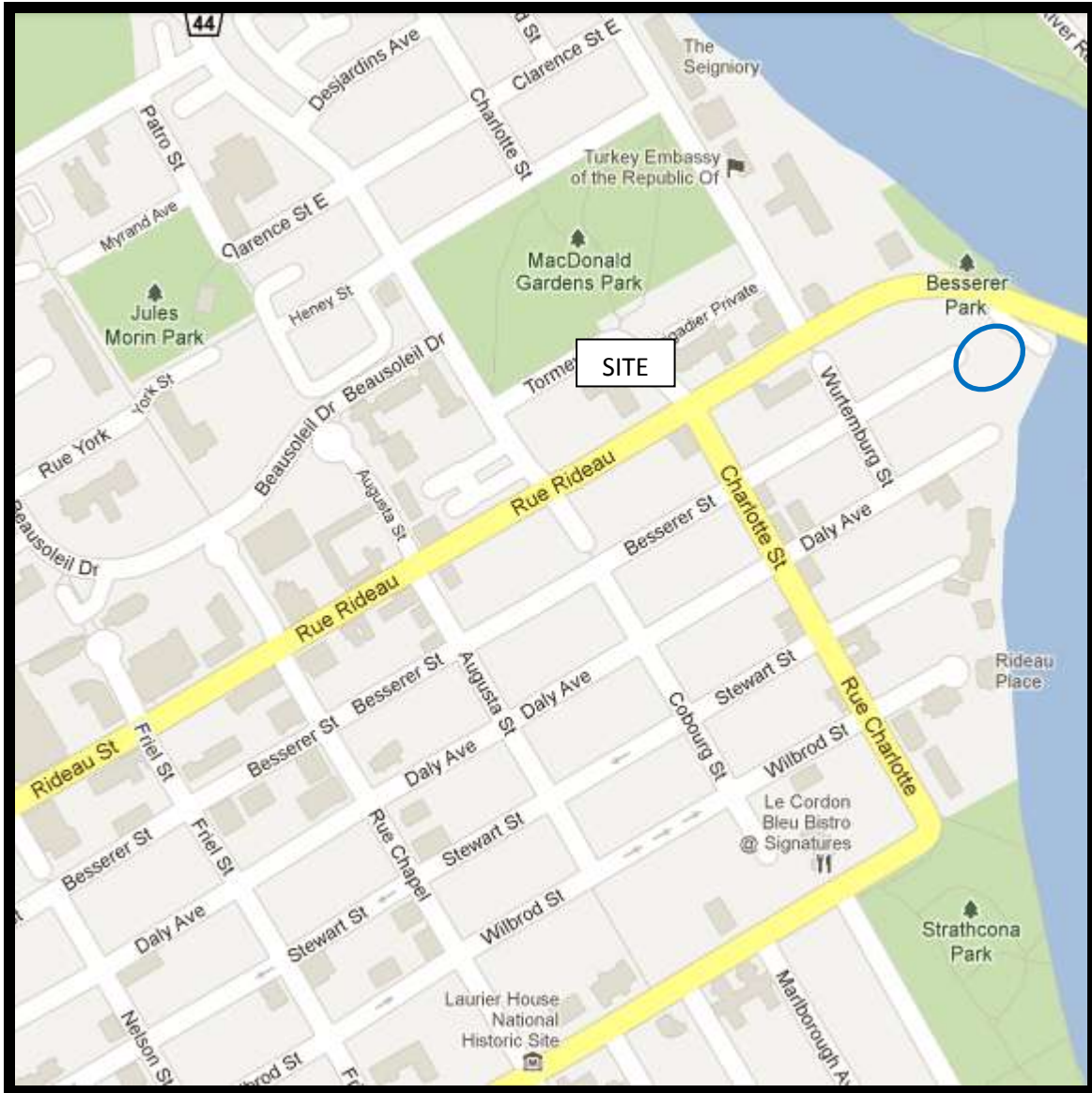


FIGURE 1
KEY PLAN

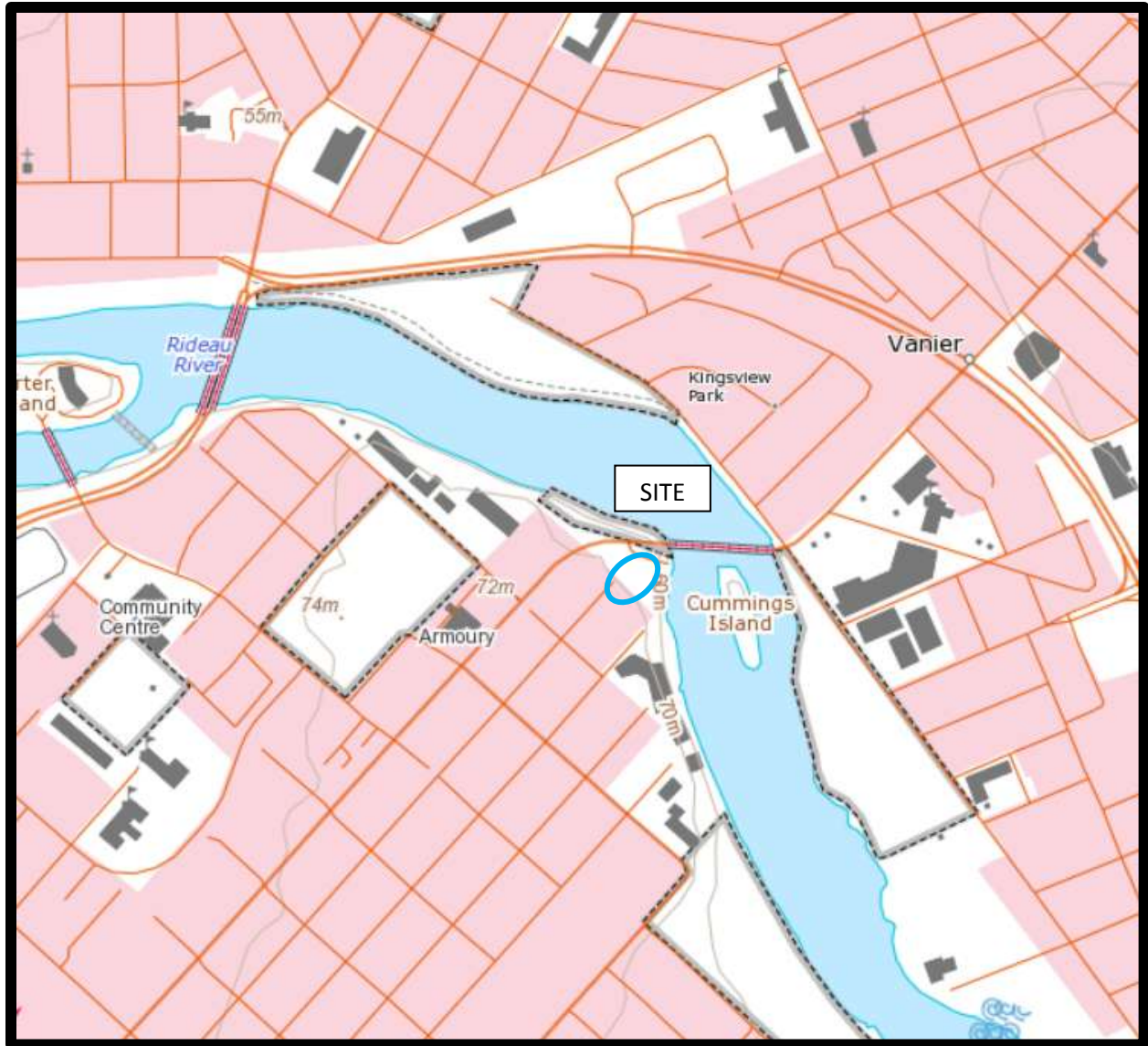
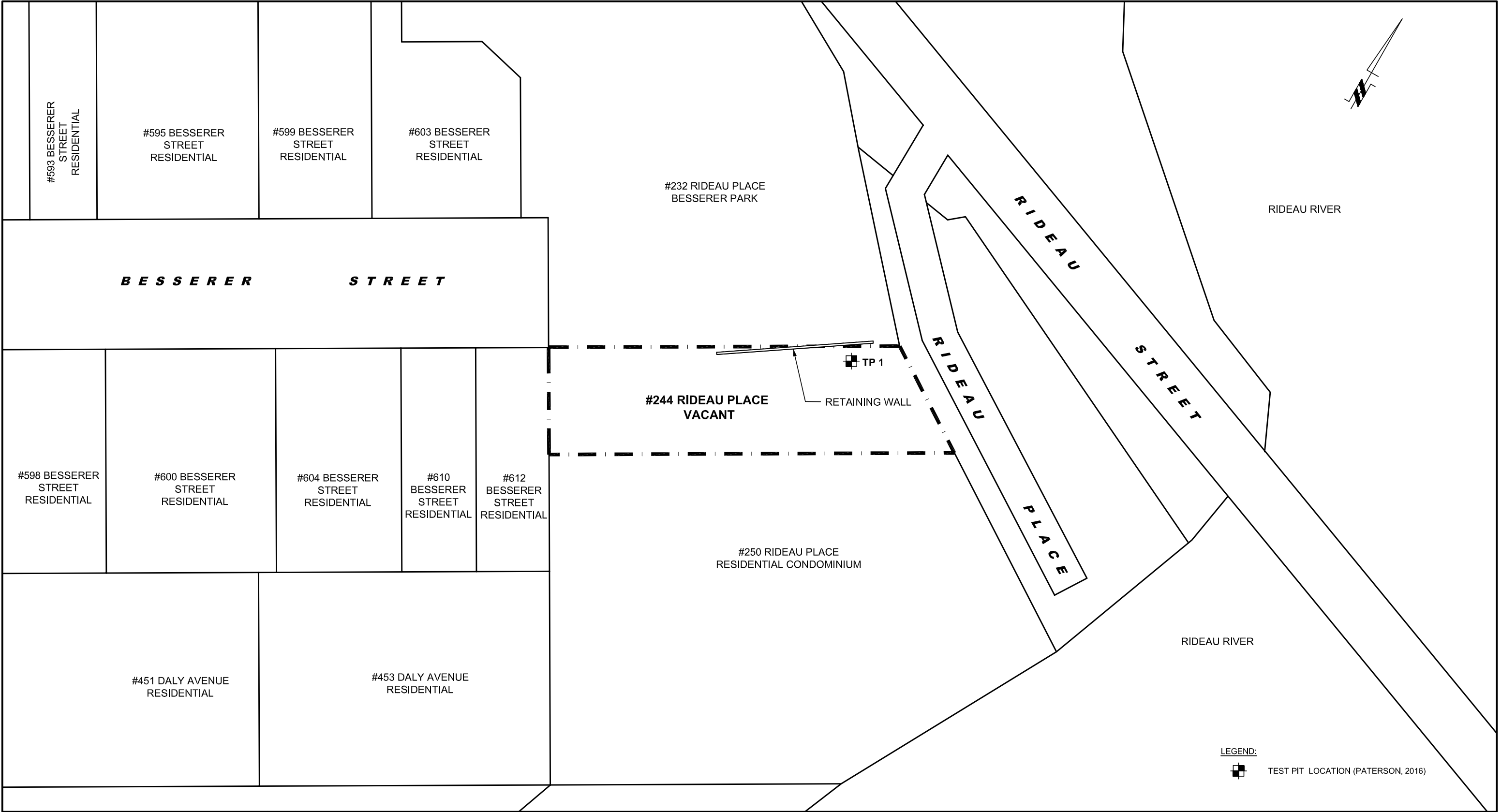


FIGURE 2
TOPOGRAPHIC MAP



<div><div>patersongroup</div><div>consulting engineers</div><div>154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: (613)226-7381 Fax: (613) 226-6344</div></div>					TC UNITED GROUP PHASE I - ENVIRONMENTAL SITE ASSESSMENT 244 RIDEAU PLACE	Drawn by: XR	Checked by: MSD	Date: 04/2016
					OTTAWA, Drawing Title:	Scale: 1:500	Drawing No.: PE3788-1	
					SITE PLAN	Report No.: PE3788-1		
	NO.	REVISIONS	DATE	INITIAL				



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NO.	REVISIONS	DATE	INITIAL

OTTAWA,
Drawing Title:

TC UNITED GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
244 RIDEAU PLACE

ONTARIO

SURROUNDING LAND USE PLAN

Drawn by: XR	Checked by: MSD	Date: 04/2016
Scale: 1:3000	Drawing No.: PE3788-2	
Report No.: PE3788-1		

APPENDIX 1

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

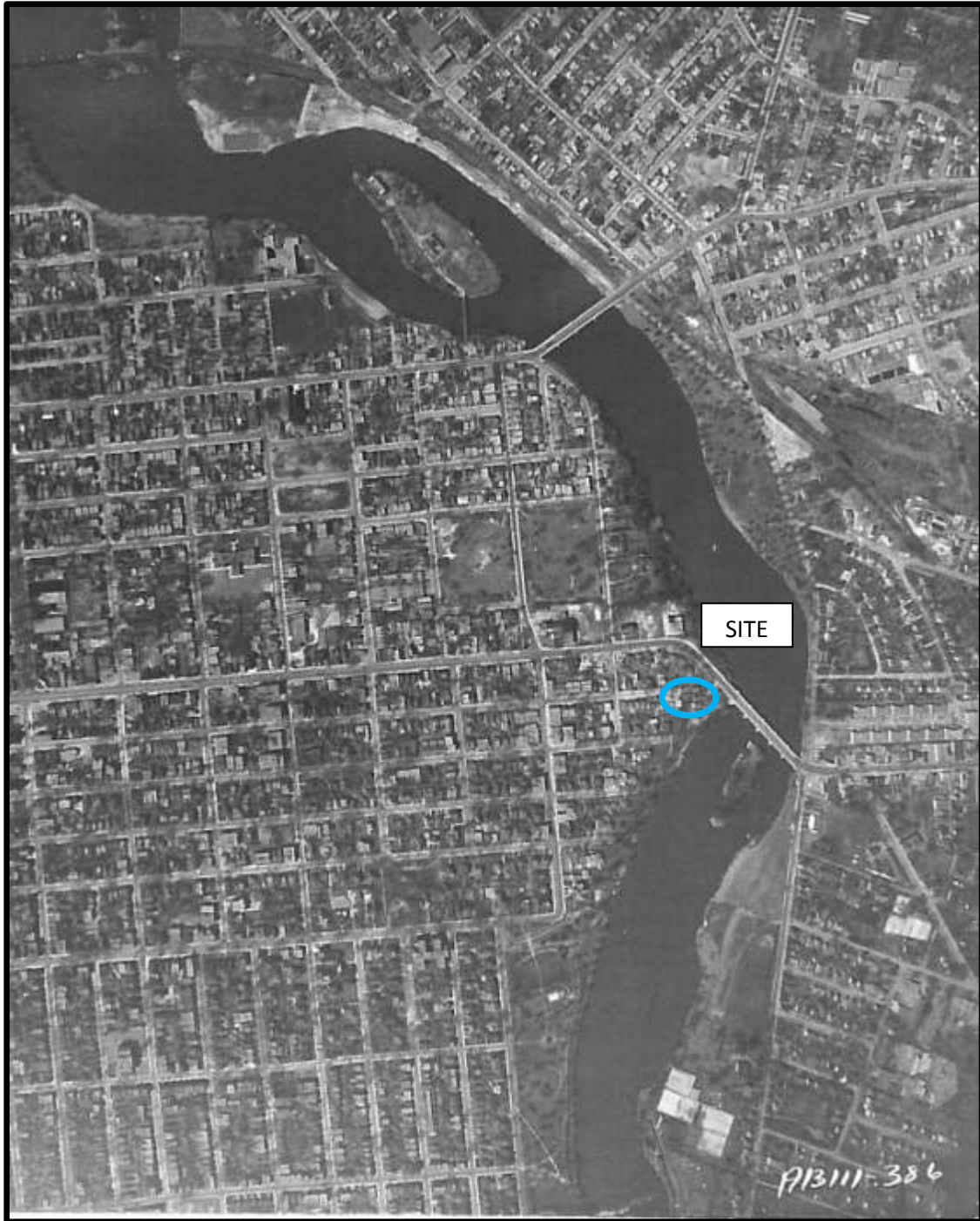
SITE PHOTOGRAPHS



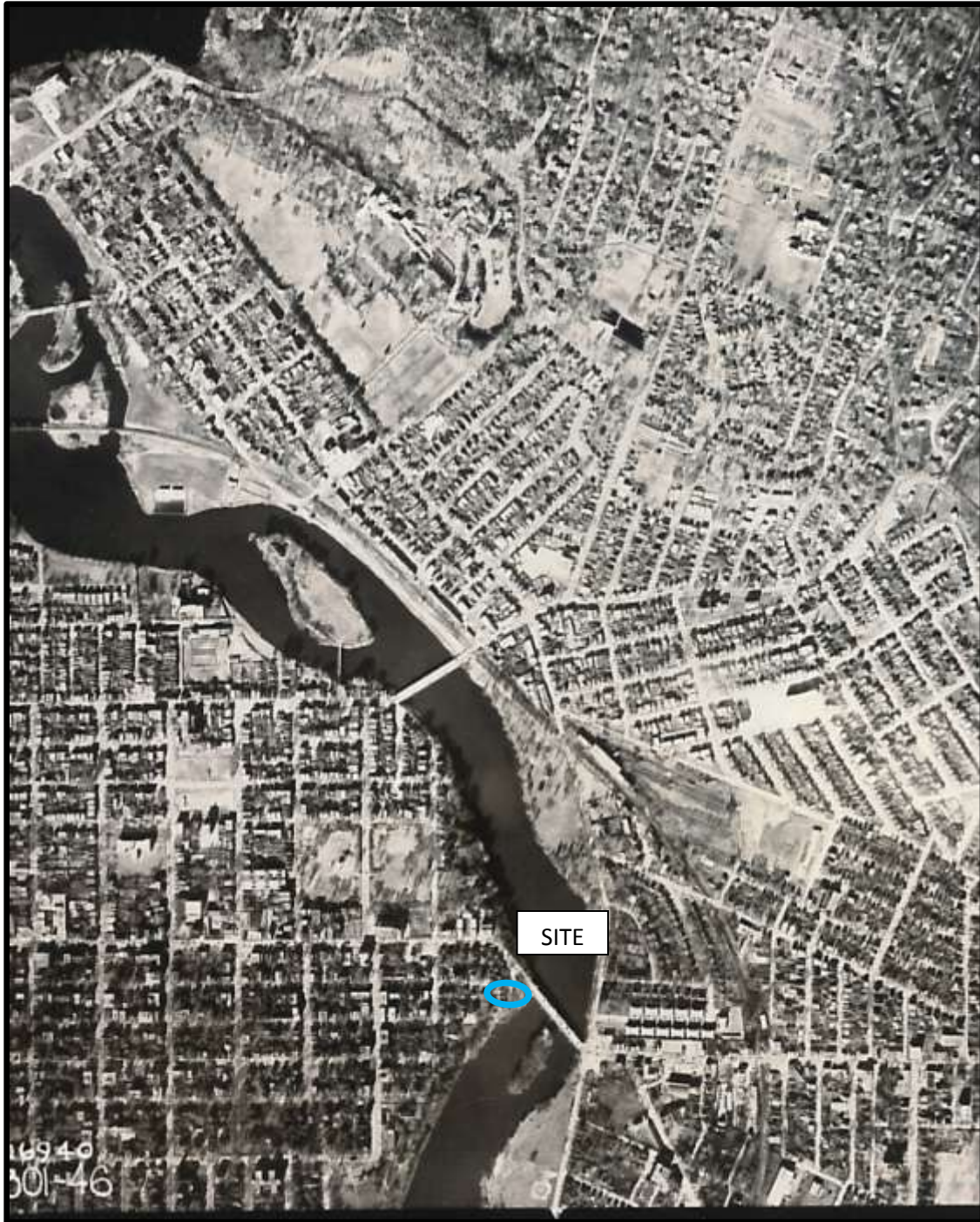
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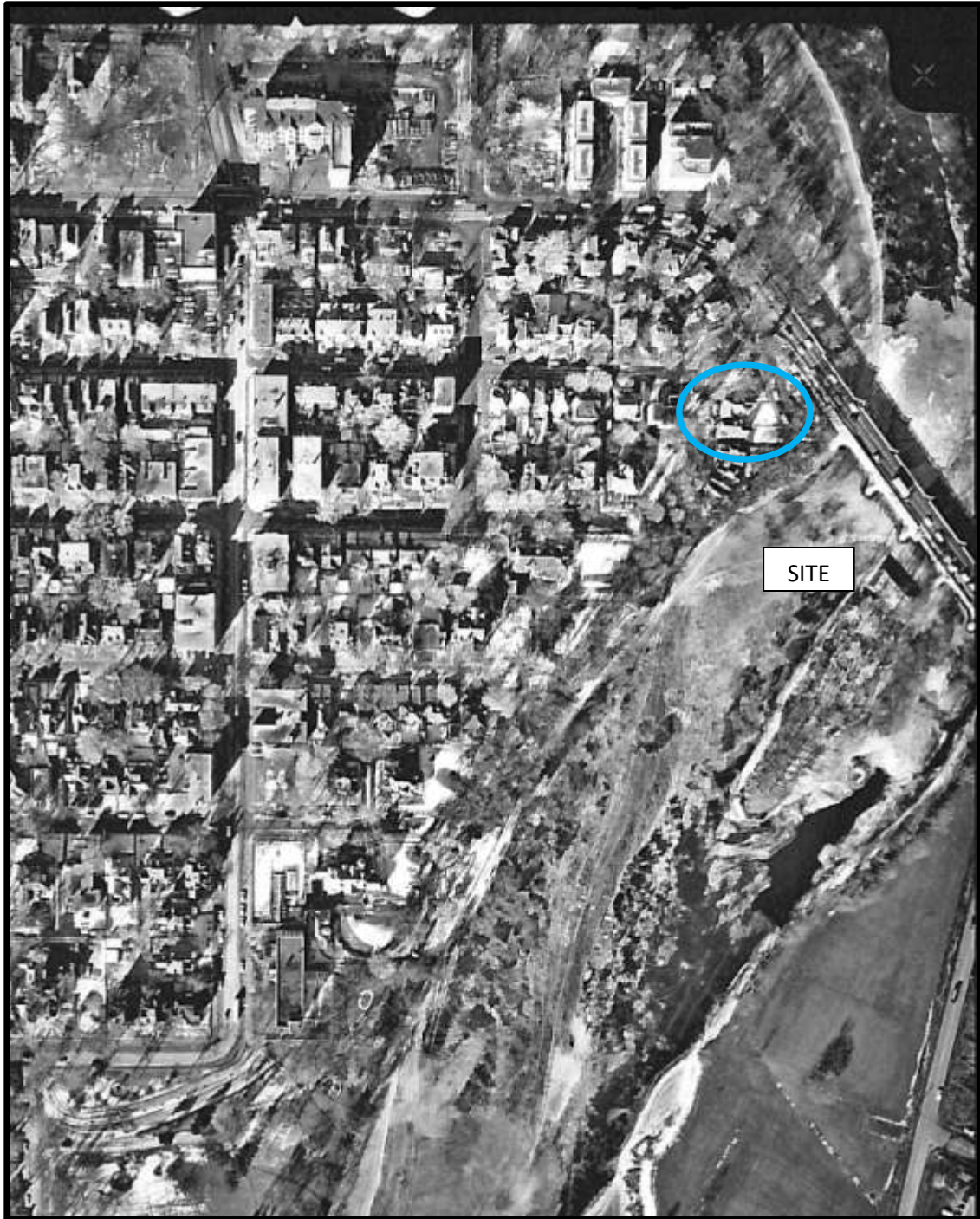
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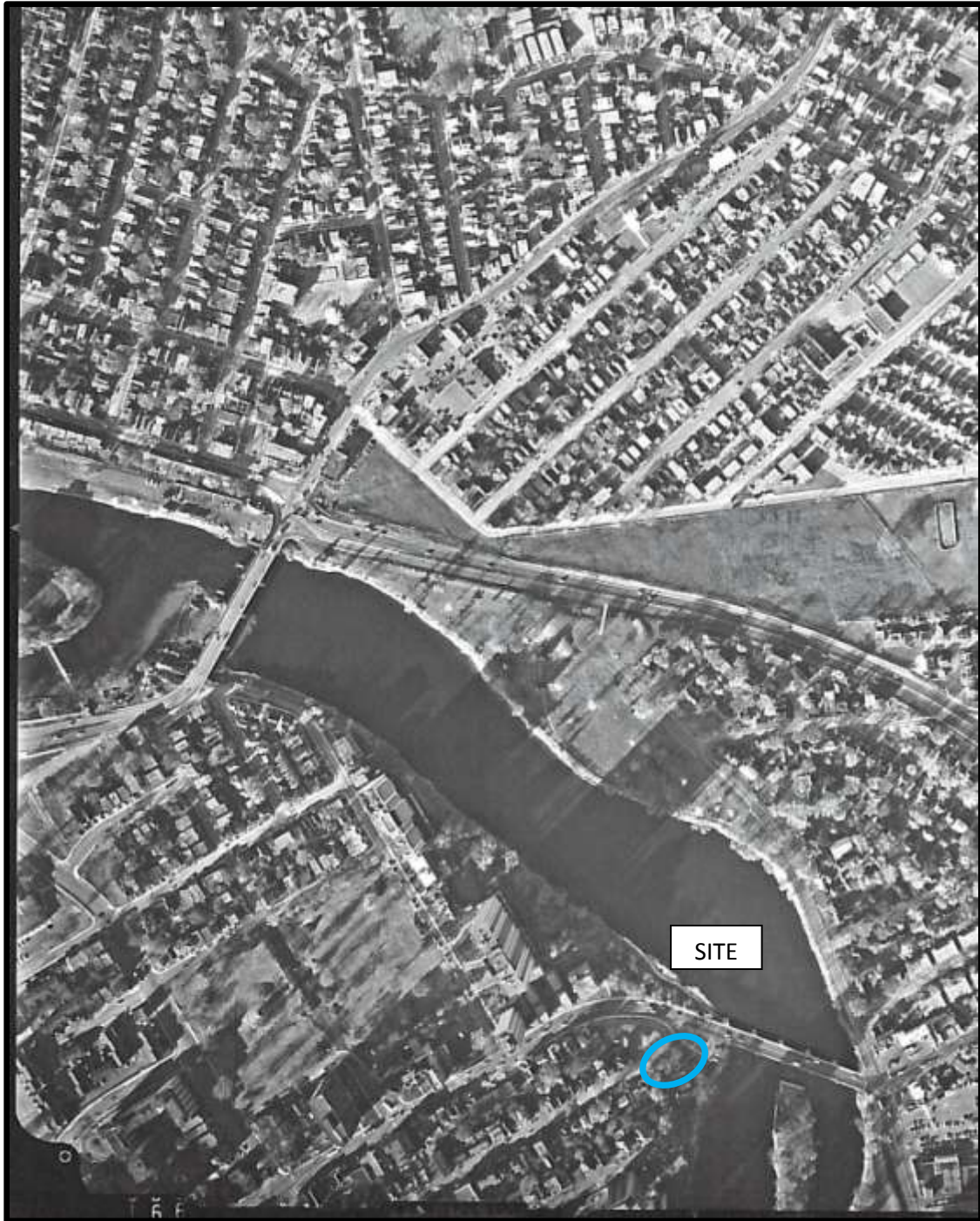
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1951



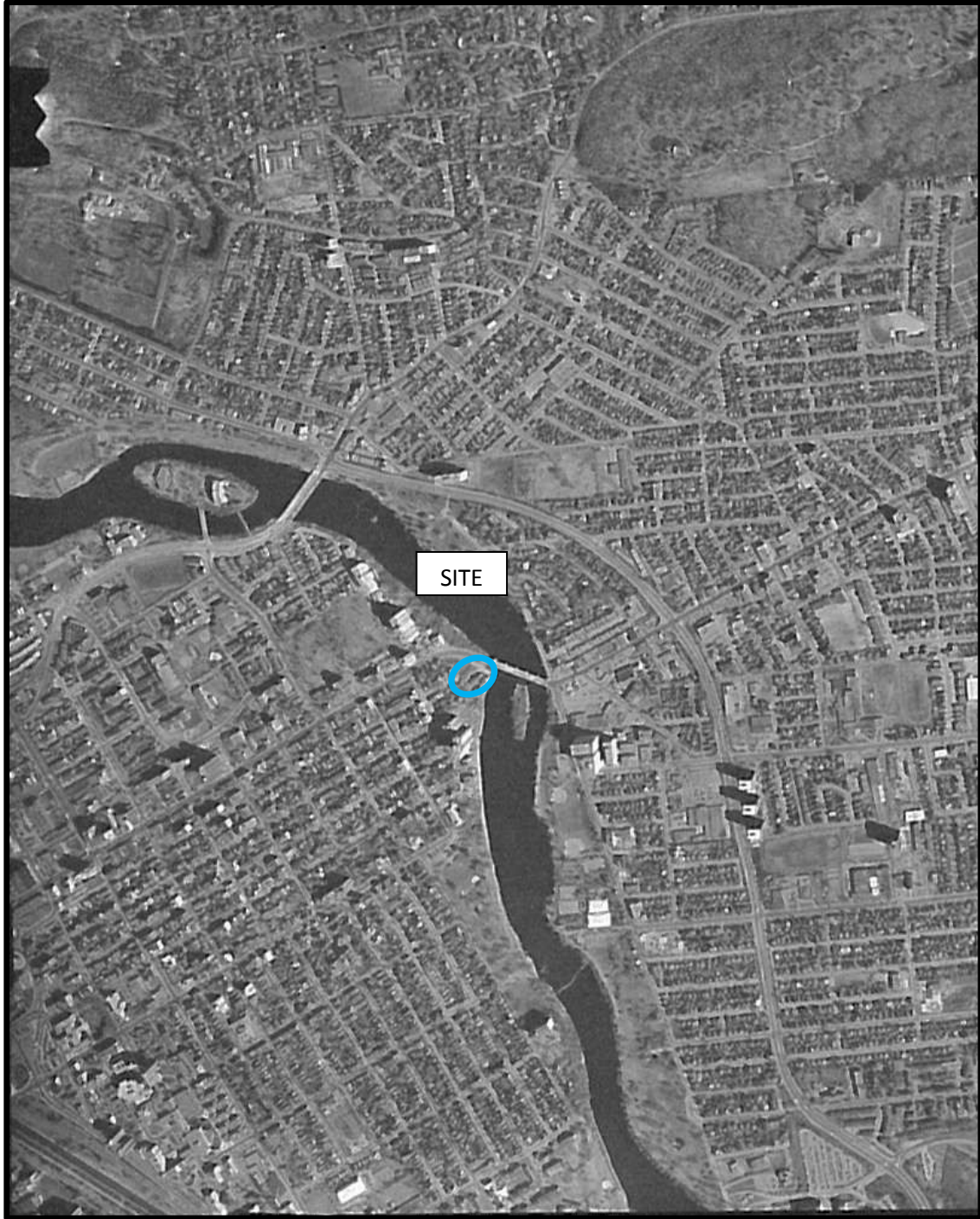
AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1967



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1985



AERIAL PHOTOGRAPH
1993

Site Photographs

PE3788

244 Rideau Place, Ottawa, Ontario

April 4, 2016



Photograph 1: View of TP 1 location and retaining wall along northern property line, facing northwest.



Photograph 2: View of subject site and adjacent residential condominium, facing southeast towards Rideau Place.

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

CITY OF OTTAWA HLUI SEARCH REQUEST

MOECC WELL RECORDS

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

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^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télééc.: (416) 314-4285



April 5, 2016

Xavier Redhead
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Xavier Redhead:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2016-02052, Your Reference PE3788

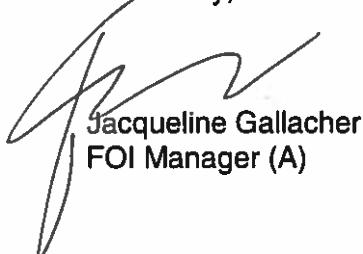
The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

The search is being conducted on the following: 244 Rideau Place, Ottawa. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Craig Jackson at (416) 212-0561.

Yours truly,



Jacqueline Gallacher
FOI Manager (A)

Xavier Redhead

From: Prem Lal [plal@tssa.org] on behalf of Public Information Services [publicinformationsservices@tssa.org]
Sent: April-02-16 5:01 PM
To: Xavier Redhead
Subject: RE: 244 Rideau Place

Hi Xavier:

Thank you for your inquiry.

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

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Thank you

Prem



Prem Lal | Public Information Coordinator

Facilities and Business Services
3300 Bloor Street West
Centre Tower, 16th Floor
Toronto, Ontario M8X 2X4
Tel: +1-416-734-3570 | Fax: +1-416-734-3568 | E-Mail: plal@tssa.org
www.tssa.org



From: Xavier Redhead [<mailto:XRedhead@patersongroup.ca>]
Sent: Friday, April 01, 2016 3:16 PM
To: Public Information Services
Subject: 244 Rideau Place

Good morning,

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills or other infractions for the following addresses for properties located in Ottawa, Ontario.

232, 244, 250 Rideau Place

453 Daly Avenue

599, 603, 604, 610, 612 Besserer Street

644 Rideau Street



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.
8. 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: _____

Xavier Redhead

Per: Xavier Redhead, B.Eng.

(Please print name)

Title: Environmental Assessor

Company: Paterson Group Inc.

Dated: April 1, 2016



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3788

Request for Information
(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Xavier Redhead
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- 244 Concession: _____
Street: Rideau Place City/Town: Ottawa
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owners: 9690000 Canada Inc.
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: (x) vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use
infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land
use in the area of the site.

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)

patersongroup

Consulting Engineers

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

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

April 1, 2016
File: PE3788-HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
244 Rideau Place
Ottawa, Ontario**

Dear Sir or Madame,

Please consider this letter as confirmation that Paterson Group has been retained by the property owner to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner:

969 0000 CAN INC.

Name of Representative

Ryann Rutherford

Authorization of Representative

[Signature]

Date

2016-04-01

Well ID

Well ID Number: 7207989
 Well Audit Number: C19502
 Well Tag Number: A122883

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

Well Location

Address of Well Location	
Township	NEPEAN TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18 Easting: 447141.00 Northing: 5031169.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
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Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
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Method of Construction & Well Use

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

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7328

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
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Audit Number: C19502

Date Well Completed: March 19, 2013

Date Well Record Received by MOE: September 17, 2013

Well ID

Well ID Number: 7241411
 Well Audit Number: C26583
 Well Tag Number: A156850

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

Well Location

Address of Well Location	
Township	GLOUCESTER TOWNSHIP
Lot	
Concession	
County/District/Municipality	OTTAWA-CARLETON
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 18
	Easting: 447618.00
	Northing: 5031230.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

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

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
------------	----------	--	---------------

Method of Construction & Well Use

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

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
-----------------	-----------------------	------------	----------

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1844

Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping
Final water level
If flowing give rate
Recommended pump depth
Recommended pump rate
Well Production
Disinfected?

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind
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Hole Diameter

Depth From	Depth To	Diameter
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Audit Number: C26583

Date Well Completed: October 08, 2014

Date Well Record Received by MOE: May 11, 2015

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario
Consulting Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Rideau Centre Expansion project - Ottawa
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
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
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
PWGSC Building – 90 Elgin Street - Ottawa
Remediation Program - Ottawa Train Yards
MHLH Facility – CFB Petawawa
Ottawa Congress Centre
Lansdowne Park Redevelopment - Ottawa

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

**Archaeological
Services**