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Phase I Environmental Site Assessment

Commercial Properties
1445 and 1451 Wellington Street West
Ottawa, Ontario

Prepared For

Mizrahi Developments

May 30, 2013

Report: PE3003-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Mizrahi Developments to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 1445 and 1451 Wellington Street West, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (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, 1445 Wellington Street was first developed with the present-day commercial building (originally a residential dwelling) in the late 1890s or early 1900s, and 1451 Wellington Street was developed with the present-day commercial building between 1930 and 1942, with an addition constructed in the 1970s. The property at 1451 Wellington Street West was used as a retail fuel outlet and automotive service garage prior to the mid-1970s, at which time the underground storage tanks and pumps were reportedly removed. Surrounding property use has generally been commercial and residential, with a retail fuel outlet located approximately 25 m to the south of the site at 369 Island Park Drive.

Previous subsurface investigations at 1451 Wellington Street West identified the presence of contaminated soil and groundwater at the subject site. A previous designated substance survey (DSS) at 1451 Wellington Street West identified the presence of asbestos in the drywall joint compound in the basement portion of the addition, but did not identify any additional ACMs.

Following the historical research, a site inspection of the subject site and the Phase I ESA study area was conducted. The subject site is currently occupied by the above-noted buildings. The property at 1445 Wellington Street is a restaurant (Bella's Bistro Italiano), and the property at 1451 Wellington Street West is currently a car wash and detailing business (Pro-Shine Car Wash). The site inspection did not identify any additional potential environmental concerns with respect to the subject site.

The results of the historical research, personal interviews, and the site inspection identified several potential environmental concerns with respect to the subject site, including the historical presence of an automotive service garage and retail fuel outlet at 1451 Wellington Street and the presence of a retail fuel outlet at 369 Island Park Drive.

Recommendations

Based on the results of the assessment, **in our opinion, a Phase II Environmental Site Assessment is required for the property** in order to assess the soil and groundwater conditions at 1445 Wellington Street West and to meet the objectives of O.Reg. 153/04 as amended by O.Reg. 269/11.

It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site buildings will be demolished. Prior to the demolition of the building at 1445 Wellington Street West, a designated substance survey (DSS) will be required to be conducted in accordance with the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Mizrahi Developments, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 1445 and 1451 Wellington Street West, 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 Dr. Mahdi Tajbakhsh of Mizrahi Developments. The offices of Mizrahi Developments are located at 126 Hazelton Avenue, Toronto, Ontario. Dr. Tajbakhsh can be reached by telephone at (416) 922-4200.

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 the agreed scope-of-work and the requirements of 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:	1445 and 1451 Wellington Street West, Ottawa, Ontario.
Legal Description:	Lots 1, 2, 3, and the west half of Lot 4 north of Richmond Road, Registered Plan 145, in the City of Ottawa, Ontario.
Property Identification Number:	04030-0154; 04030-0155.
Location:	The subject site is located at the northeast corner of the intersection of Wellington Street West and Island Park Drive, 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° 23' 51" N, 75° 44' 31" W.

Site Description:

Configuration:	Approximately rectangular.
Site Area:	0.18 hectares (approximate).
Zoning:	TM11 – Traditional Mainstreet Zone, Subzone 11.
Current Use:	1445 Wellington Street West is occupied by a two-storey commercial building (former residential dwelling) occupied by Bella's Bistro Italiano, and associated parking areas. 1451 Wellington Street West is occupied by a single-storey commercial building with a partial basement (Pro-Shine Car Wash) and associated parking areas.
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

Based on the city directories, air photo research, and chain of title, it is our interpretation that 1451 Wellington Street West was first developed between approximately 1930 and 1942 with a service station and garage. It is our interpretation that 1445 Wellington Street West was first developed with the present-day building in or around 1897.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject property. Based on the FIPs, the subject properties were addressed as 45 and 51 Richmond Road respectively. The property at 51 Richmond Road is shown as being occupied by a gasoline service station (with three (3) underground storage tanks) and an automotive service garage. The property at 45 Richmond Road is occupied by a residential dwelling.

Properties to the west of the site across Island Park Drive (75 Richmond Road) and to the south of the subject site across Richmond Road (24 Richmond Road) were also occupied by automotive service garages and gasoline service stations, each with two (2) underground storage tanks. Properties to the east and north of the subject site are occupied by residential dwellings. Gasoline service stations with underground storage tanks were also present at 17 Richmond Road, 105 Richmond Road, and 64 Richmond Road.

The presence of the service stations at 51 Richmond Road (subject property) and 24 Richmond Road (considered to be upgradient of the subject property) are considered to represent Areas of Potential Environmental Concern with respect to the subject site. Other Potentially Contaminating Activities identified by the FIPs within the Phase I study area are considered to be either downgradient or crossgradient of the subject property, or are located a significant separation distance from the subject site, and are not considered to represent Areas of Potential Environmental Concern with respect to the subject site.

FIPs for other years were not available for review. FIPs are not appended to this report due to copyright issues.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1900 to 2010 as part of the Phase I ESA.

Based on the directories, prior to the mid-2000s, the subject properties were listed as 45 and 51 Richmond Road respectively. The property at 1445 Wellington Street West was first listed as a residential dwelling in 1942, and was first listed as a commercial business in the 1970s. The property at 1451 Richmond Road was initially listed as Westboro Regular Baptist Church between 1930 and 1946, and was listed as a retail fuel outlet and automotive service garage under various names between 1946 and 1974. Between 1974 and 2007, the property was listed as Joe's Car Audio, and has been listed as Pro-Shine Car Wash since 2007.

Neighbouring properties within the Phase I study area were primarily used for residential and commercial purposes. Potentially Contaminating Activities identified within the Phase I study area are summarized below. It is noted that several Richmond Road addresses listed below are currently listed as Wellington Street West addresses.

Table 1: City Directories – Potentially Contaminating Activities in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
1 Richmond Road	Star Automobiles, Orville Pettapiece Autos (1959-1992)	150 m east	N
3 Richmond Road	Western Automobiles, Wallace Automobiles, Scott Used Cars (1962-1992)	140 m east	N
6 Richmond Road	Duss Brothers Motors Ltd., Red Sun Motors, Bob's Service Station, Baker's Texaco, Glen Burton Service Station (1959-2000)	150 m southeast	N
13 Richmond Road	Big 3 Automobiles (1979)	135 m east	N
17 Richmond Road	Bytown Motors Ltd., Brazeau Motor Sales, McNally's Service Station (1949-1962)	115 m east	N
24 Richmond Road	The Garage, Gus & John's Service Station, Wallace Hill Service Station (1959-2000)	55 m southeast	N
30 Richmond Road	MN Cars, Island Park Motors, Kelly's Auto Sales Ltd, John Morris Motors Used Cars (1969-2000)	25 m southeast	N
33 Richmond Road	Ken's Auto Sales, Mac's Auto Sales, Don Miles Auto (1959-1979)	45 m east	N
40 Richmond Road	George Campbell Service Station (1959-1962)	20 m south	Y
43 Richmond Road	Hank's Auto Sales, Ken's Auto Sales, Marchington Bros. Auto Sales, Owen Hogg and Co. Auto Sales (1959-1979)	20 m east	N
70 Richmond Road	21 st Century Motors, Nepean Motors Ltd., Champlain Oil Products (1949-2000)	55 m southwest	N
72 Richmond Road	Auto Sales, Don's Motors Used Cars, Elliot Carl Automobiles, Bigg's Well Used Cars (1959-2000)	80 m southwest	N
77 Richmond Road	Rent-A-Wreck, Island Park Texaco Service, Jack Mosely & Sons Service Station (1959-2000)	60 m west	N
1375 Wellington Street West	Emmerson Auto Centre, O'Donnell Motors (1982-2001)	190 m east	N
1380 Wellington Street West	Duss Brothers Motors Ltd. (2010)	140 m southeast	N
369 Island Park Drive	Imperial Oil - Island Park Service Centre (1972-2010)	20 m south	Y

Off-site potentially contaminating activities identified in the Phase I study area include the above-noted automotive dealerships, service garages, and retail fuel outlets. Based on their respective distances and/or inferred downgradient or cross-gradient location with respect to the subject site, the majority of these properties are not considered to have the potential to have impacted the subject site. One exception is the retail fuel outlet at 369 Island Park Drive (previously 40 Richmond Road), based on its close proximity and inferred upgradient location with respect to the subject site.

Chain of Title

Paterson verified the current land title for the subject properties with Read Abstracts Limited.

According to the chain of title dated May 1, 2013, the current owners of 1445 Wellington Street West are Alfredo Giannuzzi, Mario Giannuzzi, and Eugenio Milito, since June 1995. Since the first listed owner in 1897, the subject site was owned by a series of individuals until 1982, when it was acquired by Chez Soi Restaurant. The site was owned by a series of individuals (Pasquale and Louise Valente) and corporations (Chez Soil Restaurant Ltd., Federal Business Development Bank) until its acquisition by the current owners in 1995. Based on the observed age of the subject building, the site appears to have been developed with the current building shortly following its acquisition in 1897.

According to the chain of title dated May 28, 2012, and the chain of title update dated May 1, 2013, the current owner of 1451 Wellington Street West is 6830854 Canada Inc., since August 2007. The subject site was owned by various individuals prior to 1929. In 1929, the subject was sold to Cities Service Oil Company Ltd., and was owned by a series of corporations (B.P. Canada Limited, Frisby Tire Co. Ltd., B.P. Oil Ltd., Joe's Car Radio & T.V. Sales & Service Limited) and one individual (Joseph A. Reid, In Trust) prior to its acquisition by 6830854 Canada Inc., in August 2007. This portion of the subject property is considered to have been undeveloped prior to its acquisition in 1929 by Cities Service Oil Company Ltd. The use of the property since 1929 appears to have generally been car audio equipment sales, automobile service, and fuel retailing.

Environmental Reports

The following reports were reviewed as a part of this assessment:

- “Phase I-II Environmental Site Assessment, Joe’s Car Audio, Ottawa, Ontario”, prepared by Paterson Group, dated October 2006.
- “Phase II Environmental Site Assessment, Existing Garage Property, 1451 Wellington Street West, Ottawa, Ontario”, prepared by Paterson Group, dated December 2009.
- “Phase I Environmental Site Assessment, Existing Commercial Property, 1451 Wellington Street West, Ottawa, Ontario”, prepared by Paterson Group, dated June 2012.

Based on the findings of the 2006 investigation, the original portion of the site building at 1451 Wellington Street West was constructed in the 1940s. The site was used as a gasoline service station and mechanical garage until the 1970s. In 1975, the service station was decommissioned and the underground storage tanks were removed concurrently with the construction of an addition to the subject building. The property was subsequently operated as Joe’s Car Audio. A Phase II ESA was conducted to address concerns with respect to the site’s past use as a retail fuel outlet as well as the presence of the ESSO service station to the south of the subject site, across Wellington Street West.

Analytical testing completed as part of the 2006 investigation did not identify any benzene, toluene, ethylbenzene, and xylenes (BTEX) or petroleum hydrocarbon (PHC) concentrations in soil and groundwater exceeding the applicable 2004 MOE Table 3 standards.

In December 2009, a supplemental Phase II ESA was completed to further assess the potential for soil and groundwater impacts from the former use of the site as a retail fuel outlet, and from the existing ESSO service station to the south. Based on the findings of the 2009 assessment, concentrations of xylenes, PHC F1, and PHC F2 exceeding the 2004 and current (2011) MOE Table 3 standards were identified in the soil at the subject site. Concentrations of benzene, toluene, xylene, and PHC in groundwater exceeded the current MOE Table 3 standards for commercial and residential land use.

The 2012 Phase I - ESA by Paterson updated and expanded upon the historical research previously conducted for the subject site to comply with the Phase I ESA requirements set out in O.Reg. 153/04 as amended by O.Reg. 269/11. The 2012 Phase I ESA concluded that a soil and groundwater remediation program was required for the subject site.

Current Plan of Survey

A plan of survey, prepared by Annis, O'Sullivan, Vollebekk Ltd., was reviewed as part of this assessment. The survey plan consists of a topographical plan of the subject property, dated April 12, 2013. The survey plan shows the subject site in its current configuration. A copy of the survey plan is appended to this report.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on April 30, 2013. 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 (MOE) Instruments

A request was submitted to the MOE Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOE issued instruments for the site. The MOE FOI search did not return any records pertaining to the subject site.

MOE 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 1 km of the subject site.

MOE Incident Reports

A request was submitted to the MOE 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. Based on the MOE response, there are no incident reports on file for the subject properties.

The results of the MOE FOI search are appended to this report.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information with respect to waste management records. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Ontario Regulation 347 was considered in this review. According to the records review, 1451 Wellington Street was registered as a waste generator for waste class 2120L (liquid waste). No other records were available. A copy of the response is appended to this report.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MOE. No submissions were available for the subject site.

MOE Brownfields Environmental Site Registry

A search of the MOE 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 property.

Five (5) RSCs were filed for properties within the Phase I study area: 1900 Scott Street (a residential subdivision located approximately 250 m northwest of the subject site), 111 Richmond Road (located approximately 240 m to the southwest of the subject site), 101 Richmond Road (approximately 190 m west of the subject site), 93 Richmond Road (approximately 150 m to the west of the subject site), and 401 Piccadilly Avenue (currently addressed as 1422 Wellington Street West, approximately 60 m southeast of the subject site).

Based on the information in the Brownfields Environmental Site Registry, and given the separation distance of the RSC properties from the subject site, these properties are not considered to represent an environmental concern with respect to the subject site.

MOE 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. Based on the available information, no waste disposal sites were present within the Phase I study area.

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 30, 2013. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on April May 24, 2013 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site. The TSSA search returned records of two (2) active underground storage tanks (USTs) at the retail fuel outlet at 369 Island Park Drive. 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. No former or active waste disposal sites were located within the Phase I study area.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. The subject site was not listed in the database of former industrial sites. No former industrial sites were located within the Phase I study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A search of the City of Ottawa’s Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. The HLUI search returned three (3) records for the subject property and three (3) records associated with properties located in the Phase I study area. The HLUI search results are summarized in the table below.

Table 2: City of Ottawa Historical Land Use Inventory (HLUI) Search Results			
Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
1451 Wellington Street West	Joe’s Car Audio (c. 2001-2005)	Subject Site	N
1451 Wellington Street West	McNally’s Garage (c. 1940)	Subject Site	Y
1451 Wellington Street West	Ottawa West Garage (c. 1930)	Subject Site	Y
39 Richmond Road	Morrison Dental Lab (c. 1970-1971)	25 m east	N
51 Richmond Road	Service Station (c. 1940-1970)	Subject Site	Y
369 Island Park Drive	Service Station (c. 1940-2005)	20 m south	Y

The HLUI search results are appended to this report.

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 property at 1451 Wellington Street West appears to be occupied by a small residential structure. The property at 1445 Wellington Street is occupied by the current residential/commercial building. Neighbouring properties appear to be vacant or used for residential purposes. Wellington Street West/Richmond Road and Island Park Drive are present in their current locations.

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- 1945 No significant changes have been made to 1445 Wellington Street West. The property at 1451 Wellington Street West has been developed with the original portion of the present-day site building. An apparent pump island is present near the southwest corner of the site. Rockhurst Road has been constructed immediately to the west of the subject site. Residential dwellings are present to the north of the subject site, followed by Garrison Street. Additional residential dwellings have been constructed further west of the site along Island Park Drive. The property at the southwest corner of Island Park Drive and Wellington Street West has been developed with a commercial building.
- 1958 No apparent changes have been made to the subject site or the immediately adjacent properties. The property at the northwest corner of Island Park Drive and Wellington Street West has been developed with an apparent retail fuel outlet. The property at the southeast corner of Wellington Street West and Piccadilly Avenue has been developed with an apparent retail fuel outlet.
- 1963 No significant changes have been made to the subject site. The property to the south of the site, across Wellington Street West, appears to have been developed with the present-day retail fuel outlet. No other significant changes have been made to surrounding properties.
- 1976 An addition appears to have been constructed on the western portion of the building at 1451 Wellington Street West. Residential dwellings to the east of 1445 Wellington Street have been redeveloped with a commercial building. No other significant changes have been made to the subject site or surrounding properties.
- 1983 No significant changes have been made to the subject site or neighbouring properties.
- 1989 No significant changes have been made to the subject site or neighbouring properties.
- 2002 No significant changes have made to the subject site or surrounding properties.

2008 (City of Ottawa Website) No significant changes were made to the subject site. The property immediately to the east of 1445 Wellington Street West is under redevelopment.

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 gently downward to the north. According to the maps, the nearest water body is the Ottawa River, located approximately 1.0 km to the north of the subject site. 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 middle Ordovician interbedded limestone and dolostone of the Gull River Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 3 to 5 m. This information is generally consistent with the previous subsurface investigations completed at the subject site.

Water Well Records

A requisition was sent to the MOE to provide water well records for all drilled wells within 250 m of the subject site. The MOE response included approximately 20 water wells, the majority of which appear to be monitoring wells based on their recent drilling date and construction details. Based on the results of the water well search and the availability of City water in the Phase I study area, it is our opinion that there are no drinking water wells remaining within the Phase I study area. A copy of the MOE response is provided in Appendix 2.

Water Bodies and Areas of Natural Significance

No creeks, rivers, streams, lakes or any other water body was identified in the Phase I study area. The majority of the study area consists of commercial and residential buildings and roads. Past known land use in the study area is residential and commercial. The Ottawa River is the closest significant water body and is present approximately 1.0 km north of the site. No areas of natural significance are known to exist within the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Mike Clemann, the current owner of 1451 Wellington Street West, was interviewed as part of this assessment. The interview was conducted during the site visit at 1451 Wellington Street West on June 28, 2012.

Mr. Clemann has owned the property since 2007. Mr. Clemann indicated that the property was originally used as a retail fuel outlet and automotive service garage. The property was purchased by Mr. Joseph Reid in the 1970s and operated as Joe's Car Audio, a radio and television repair service. Mr. Clemann indicated that to his knowledge, the former USTs, pump island, associated below ground structures, and hoists located in the former service garage were removed. According to Mr. Clemann, there are no other potential environmental concerns on the subject site or surrounding properties other than those indicated in this report. Mr. Clemann noted that soil contamination was identified along Wellington Street West, south of the subject site, during municipal roadworks, and that the contamination was remediated at that time.

Mr. Mario Giannuzzi, the current owner of 1445 Wellington Street West, was interviewed as part of the assessment. The interview was conducted during the site visit at 1445 Wellington Street West on May 3, 2013. Mr. Giannuzzi has owned and operated the restaurant at the subject property for several years and was not aware of any potential environmental concerns. Mr. Giannuzzi indicated that the subject site has been heated by gas for the duration of his ownership.

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 investigation for 1451 Wellington Street was conducted on May 31, 2012. Mr. Tyler Robinson from the Environmental Department of Paterson Group conducted the site investigation. Weather conditions were sunny with a temperature of approximately 25° C. In addition to the site, the uses of neighbouring properties were also assessed at the time of this site investigation.

A subsequent site investigation at 1445 Wellington Street West and a cursory follow-up site investigation at 1451 Wellington Street West was conducted on May 3, 2013, by Mr. Dan Arnott of Paterson's Environmental Department. Weather conditions were sunny with a temperature of approximately 18° C.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The property at 1451 Wellington Street West is occupied by a single-storey commercial building. The eastern (original) portion of the building consists of two (2) garage/car wash ports and detailing bays as well as storage areas and a furnace room. The western portion of the building consists of office space. The original portion of the subject building, built in the 1940s as an automotive service garage, was constructed with a concrete slab-on-grade foundation and brick exterior finish. A one-storey addition with a basement level (western portion) with a poured concrete foundation and brick and concrete block exterior finish, was constructed in the 1970s. The roof is flat tar-and-gravel style. The building is currently heated with natural gas fired equipment.

The property at 1445 Wellington Street West is occupied by a two-storey residential building with basement converted to commercial use (restaurant). The building is a wood-frame structure finished with brick, with a sloped asphalt shingle roof and a stone-and-mortar foundation. The building is currently heated with natural gas fired equipment.

Underground Utilities

Underground service locates were completed for the subject site in April 2013. Gas, water, and sewer connections are present between the subject buildings and Wellington Street West. Electric services are overhead. Former buried water and sewer services were present between the building at 1451 Wellington Street West and Garrison Street. Approximate locations of underground utilities are shown on Drawing PE3003-1 - Site Plan.

Site Features

The building at 1451 Wellington Street West occupies the northern portion of the property, while the south portion of the property is occupied by a paved asphalt parking area. The building at 1445 Wellington Street West occupies the west central portion of the property, with the eastern portion of the property occupied by a paved asphalt parking area and a storage shed present to the north of the subject building. Site drainage at both properties consists primarily of sheet flow to catch basins along Wellington Street West. No standing water or evidence of surficial staining was observed on the exterior of the subject property.

No aboveground storage tanks (ASTs) or evidence of underground storage tanks (USTs) were observed on the exterior of the property at the time of the site assessment. An exterior AST was reportedly present on the exterior of 1451 Wellington Street West prior to conversion to natural gas heat in 1975. Monitoring wells associated with past investigations at 1451 Wellington Street West were observed. No monitoring wells were observed at 1445 Wellington Street West.

No evidence of recent excavation or fill placement were observed on the exterior of the subject property. No evidence of current or former railway or spur lines on the subject property were observed at the time of the site inspection. There were no unidentified substances observed on the exterior of the subject site. The above-noted site features are shown on Drawing PE3003-1 - Site Plan.

Interior Assessment

A general description of the interior of the building at 1451 Wellington Street West is as follows:

- Floors consist of a combination of poured concrete, laminate flooring, and vinyl floor tiles.
- Walls consist of lath and plaster and concrete.

- Ceilings consist of drywall, suspended ceiling tiles, and plaster.
- Lighting throughout the building is provided by fluorescent fixtures.

A general description of the interior of the building at 1445 Wellington Street West is as follows:

- Floors consist of a combination of ceramic tile, vinyl floor tiles, and poured concrete.
- Walls consist drywall.
- Ceilings consist of drywall and exposed wooden joists in the basement.
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A Designated Substance Survey (DSS) was completed for 1451 Wellington Street West concurrently with the 2012 Phase I ESA. Asbestos was identified in the drywall joint compound on the basement level of the 1975 addition. No other asbestos-containing materials (ACMs) were identified. Lead-based paint was also identified in the original (1940s) portion of 1451 Wellington Street West.

No asbestos testing has been conducted at 1445 Wellington Street West. Potential ACMs at 1445 Wellington Street West include drywall joint compound and vinyl floor tiles. These materials appeared to be in good condition at the time of the assessment.

The building at 1451 Wellington Street West is currently heated with two (2) natural gas fired furnaces. The original portion of the building was initially heated with oil-fired equipment and was converted to natural gas in 1975 with the construction of the western addition. The building at 1445 Wellington Street West is heated with gas-fired equipment, and was originally heated by an oil-fired furnace supplied by an indoor AST. Natural gas connections are noted on Drawing PE3003-1.

Two (2) in-ground hydraulic hoists were observed at 1451 Wellington Street West at the time of the 2012 site assessment. The pistons and aboveground equipment had been removed and the hoists were subsequently filled with concrete. Photographs are appended to this report.

Liquid discharge from the subject site includes washwater and sewage from both buildings and the water from the floor drains and sump pit at 1451 Wellington Street West. The sump pit is approximately 1 m in depth. Water was present in the pit at the time of the inspection, with no visual or olfactory evidence of contamination noted in the water.

Several floor drains were observed at 1451 Wellington Street West at the time. Two (2) 200 mm drains were observed in the furnace room in the original portion of the building, and two (2) 500 mm drains were observed in the service bays. The drain clean-outs were observed near the westernmost garage bay door. Water in the floor drains appeared soapy at the time of the site assessment. No hydrocarbon sheen or unusual odours were noted.

Two (2) automobile service bays are present in the building at 1451 Wellington Street West. Currently, on-site activities are limited to car washing and detailing; no mechanical repairs are currently conducted. On-site chemicals are limited to cleaning and maintenance chemicals (including detergents, windshield washer fluid and wax finishes). Chemicals are stored in their original containers and are not considered to represent an environmental concern to the subject site.

Floor drains were not observed at 1445 Wellington Street West. Chemical storage was limited to commercially-available cleaning products, not considered to represent an environmental concern.

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 - Residential dwellings, followed by Garrison Street.
- South - Wellington Street West, followed by a retail fuel outlet, commercial businesses, and residential dwellings.
- East - A residential condominium building, followed by Carleton Avenue and commercial and residential properties.
- West - Rochkhurst Road and Island Park Drive, followed by commercial properties.

Of the immediately adjacent properties, the Esso retail fuel outlet to the south of the subject property across Wellington Street West is considered to represent an Area of Potential Environmental Concern given its proximity to the subject site and its inferred upgradient location.

Land use within the Phase I study area (250 m radius) is generally residential and commercial. Additional Potentially Contaminating Activities are shown on Drawing PE3003-2.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following tables indicate the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site.

Table 3 - Land Use History – 1451 Wellington Street West				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
2007-Present	6830854 Canada Inc.	Pro-Shine Car Wash (car wash and detailing services)	Commercial	Observations from current and previous Phase I ESA site visits
1975-2007	Joe's Car Radio & TV Sales and Service Ltd.	Car radio and television sales and service shop	Commercial	Building addition and removal of pump island first seen in 1983 aerial photo. Pumps and tanks reportedly removed in 1975.
1974-1975	Joseph A. Reid	Automotive Service Garage and Retail Fuel Outlet	Commercial	Site is shown as retail fuel outlet and automotive service garage on aerial photos and FIPs of this period.
1973-1974	Frisby Tire Co. Ltd.			
1964-1973	B.P. Oil Ltd.			
1959-1964	Cities Service Canadian Stations Ltd.			
1929-1959	Mr. Bernard Rumsby Cities Service Oil Co. Ltd.			
Prior to 1929	Various Individuals	Vacant or Residential	Vacant or Residential	Small residential structure observed in 1928 air photo

Table 4 - Land Use History – 1445 Wellington Street West				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
1995-Present	Alfredo Giannuzzi, Mario Giannuzzi, Eugenio Milito	Restaurant (Bella's Bistro Italiano)	Commercial	Subject property appears in the same configuration (residential dwelling converted to restaurant) in all FIPs and air photos.
1990-1995	Federal Business Development Bank	Restaurant (Chez Soi Restaurant)	Commercial	
1987-1995	Pasquale and Louse Valente			
1982-1987	Chez Soi Restaurant Ltd.			
1967-1982	Charlotte I. Innes	Residential Dwelling	Residential	
1942-1967	William C. O'Neil			
1942	Mary A. O'Neil			
1897-1942	Joseph O'Neil			
Prior to 1897	Robert H. Cowdy			

Potentially Contaminating Activities

The site visit identified the following Potentially Contaminating Activities at the subject site:

- Item 27, Table 2, O.Reg. 153/04 as amended by O.Reg. 269/11: “Garages, etc.” - this PCA was identified based on the subject site’s past use as an automotive service garage.
- 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 subject site’s historical use as a retail fuel outlet.

Additional Potentially Contaminating Activities outside of the subject property but within the Phase I study area are shown on Drawing PE3003-2 - Surrounding Land Use.

Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern identified in this Phase I ESA are summarized below in Table 3. 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.

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)
1451 Wellington Street West (51 Richmond Road)	Subject property, site building	Historical use of subject building as automotive service garage - Item 27, Table 2, O.Reg. 153/04 (Garages, etc.)	On-site	BTEX, PHCs F1-F4	Soil, Groundwater
1451 Wellington Street West (51 Richmond Road)	Subject Property, south portion of site.	Historical presence of USTs associated with site's past use as retail fuel outlet - Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	On-site	BTEX, PHCs F1-F4	Soil, Groundwater
369 Island Park Drive	Property located approximately 25 m to the south across Wellington Street West.	Past and current use as retail fuel outlet; Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	Off-site	BTEX, PHCs F1-F4	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 subject site’s past use as a retail fuel outlet and automotive service garage, and based on the presence of the retail fuel outlet at 369 Island Park Drive. Gasoline and diesel are commonly used motor vehicle fuels, and diesel-fraction hydrocarbons were commonly used as heating oil. 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.
- BTEX – this suite of parameters includes Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), associated with gasoline. These parameters were selected as CPCs for the Phase I study area based on the subject site’s past use as an automotive service garage and retail fuel outlet, and based on the presence of the retail fuel outlet at 369 Island Park Drive. BTEX 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 mapping and previous subsurface investigations completed at the subject site, drift thickness in the area of the subject site is estimated to be on the order of 3 to 5 m. Overburden soils consist of glacial till, and bedrock consists of middle Ordovician limestone and dolostone of the Gull River formation.

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. Given that the ground surface at the subject site is covered with asphaltic concrete, and that no grading or excavation activities are occurring at the subject site, physical transport is not considered to significantly contribute to contaminant transport in soils at the subject site. Leaching may occur in areas of the site where the ground surface is permeable; precipitation infiltrating in these areas may transport surficial contaminants into lower strata. The potential for leaching at the subject site is interpreted to be limited by the presence of the asphaltic concrete at ground surface.

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.

Existing Buildings and Structures

The subject site is occupied by the following buildings:

- 1445 Wellington Street West - a two-storey residential dwelling converted to a commercial building (restaurant) - wood-frame structure faced with brick, constructed in the late 1890s or early 1900s
- 1451 Wellington Street West - a single-storey commercial building (Pro-Shine Car Wash, formerly Joe's Car Audio and an automotive service garage/retail fuel outlet) - original portion constructed in the late 1930s to early 1940s with an addition constructed in the 1970s.

Water Bodies

There are no water bodies on the subject site or within the Phase I study area. The closest water body is the Ottawa River, located approximately 1.0 km to the north of the site.

Areas of Natural Significance

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

Drinking Water Wells

No drinking water wells are located at the subject site or within the Phase I study area.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is commercial and residential. Land use is shown on Drawing PE3003-2 - Surrounding Land Use.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, Potentially Contaminating Activities and Areas of Potential Environmental Concern identified include historical use of the subject site as a retail fuel outlet and automotive service garage, as well as the presence of a retail fuel outlet to the south at 369 Island Park Drive. Additional Potentially Contaminating Activities were identified within the Phase I study area but were not considered to represent Areas of Potential Environmental Concern.

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 the potential to have impacted the subject site. The presence of potentially contaminating activities was confirmed by a variety of independent sources, including, in some cases, observations made during the Phase I site visit. 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

The results of the historical research, personal interviews, and site inspection indicated the presence of historical Potentially Contaminating Activities within the Phase I Study Area that represent Areas of Potential Environmental Concerns to the subject site. Based on the results of this Phase I ESA, and on the results of previous subsurface investigations at the subject site, **in our opinion, a Phase II Environmental Site Assessment is required for the property**, specifically in order to address the soil and groundwater conditions at 1445 Wellington Street West and to meet the objectives of a Phase II ESA as per O.Reg. 153/04 as amended by O.Reg. 269/11.

Several potential asbestos-containing materials (ACMs) were identified during the site inspection at 1445 Wellington Street West. It is our understanding that the subject property is to be redeveloped. As part of the redevelopment of the property, the existing site buildings will be demolished. Prior to the demolition of the building, a designated substance survey (DSS) at 1445 Wellington Street West will be required to be conducted in accordance with the Occupational Health and Safety Act. A DSS has previously been completed at 1451 Wellington Street West.

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work, in compliance 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 Mizrahi Developments. Permission and notification from Mizrahi Developments and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Daniel J. Arnott, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Mizrahi Developments (2 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.

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.
City of Ottawa Historical Land Use Inventory (HLUI) database
The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, May 2013.
Current Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd.
Personal Interviews.
Previous Engineering Reports

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3003-1 – SITE PLAN

DRAWING PE3003-2 – SURROUNDING LAND USE

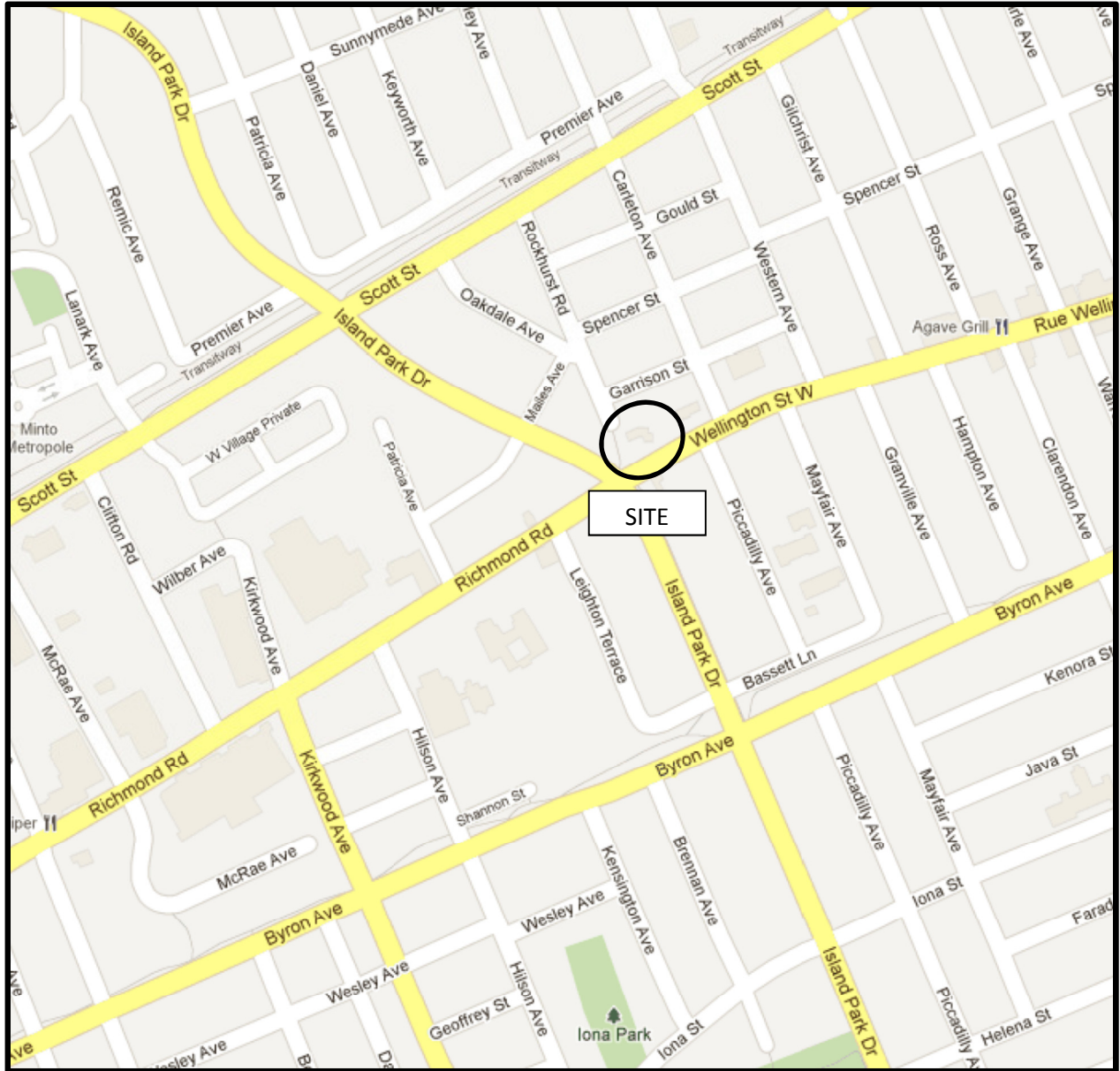


FIGURE 1
KEY PLAN

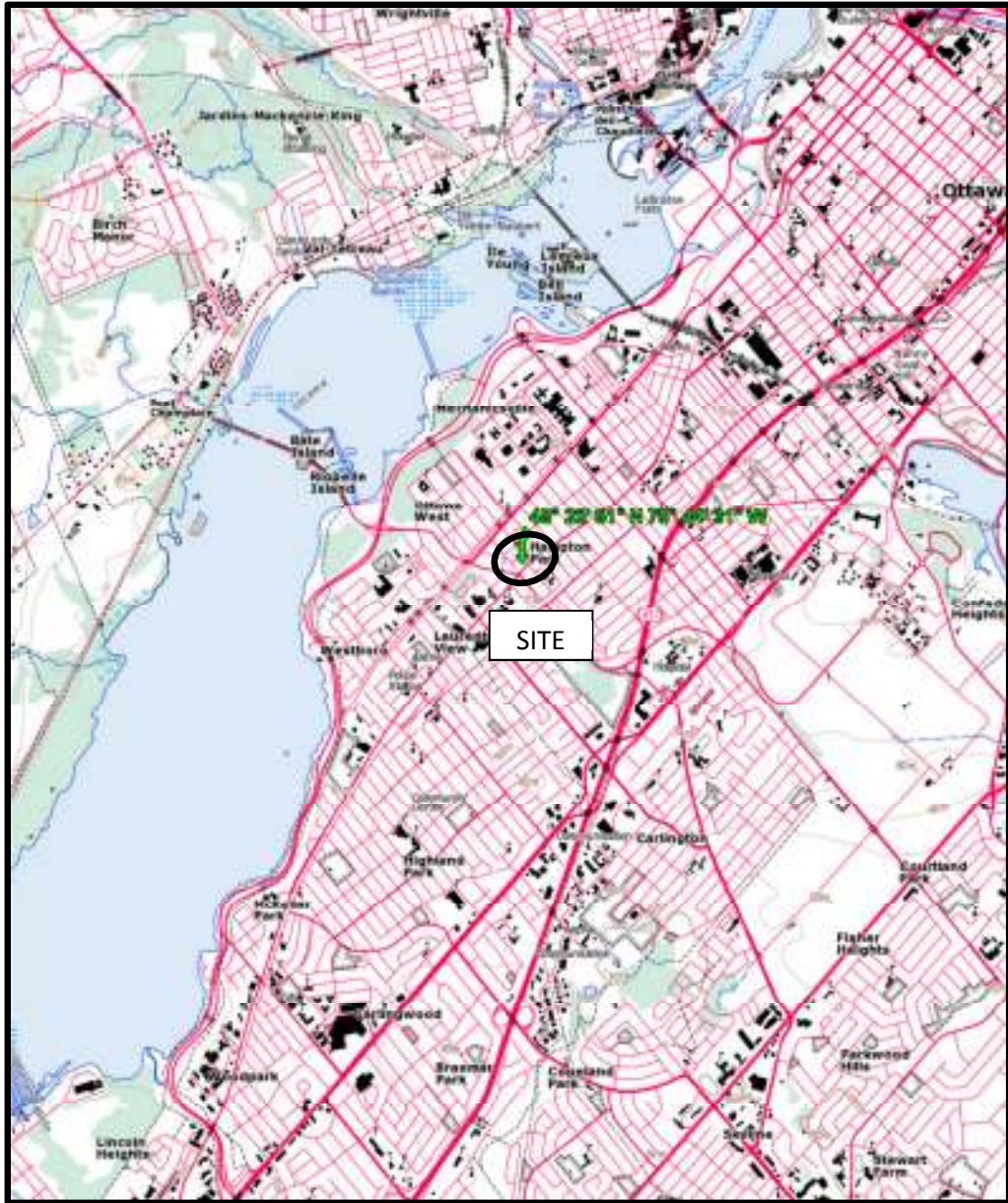
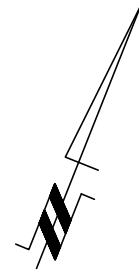


FIGURE 2
TOPOGRAPHIC MAP



ROCKHURST ROAD

RESIDENTIAL DWELLINGS

PATHWAY

ASPHALTIC CONCRETE

NATURAL GAS CONNECTION

DOOR

1973 ADDITION

DOOR

FURNACE ROOM

FLOOR DRAINS

FLOOR DRAINS

FORMER IN-GROUND HOISTS

DOOR

STORAGE SHED

HYDRO (OVERHEAD)

HYDRO (OVERHEAD)

#1445 WELLINGTON STREET WEST BELLA'S BISTRO ITALIANO

ASPHALTIC CONCRETE

RESTAURANT SEATING/ KITCHEN SPACE

ASPHALTIC CONCRETE

#1445 WELLINGTON STREET WEST PROSHINE CAR WASH

GARBAGE

BAY DOOR

BAY DOOR

WATER SANITARY STORM

PATIO

GAS WATER SANITARY

BOULEVARD

GRASSED AREA

ISLAND PARK DR.

WELLINGTON STREET WEST



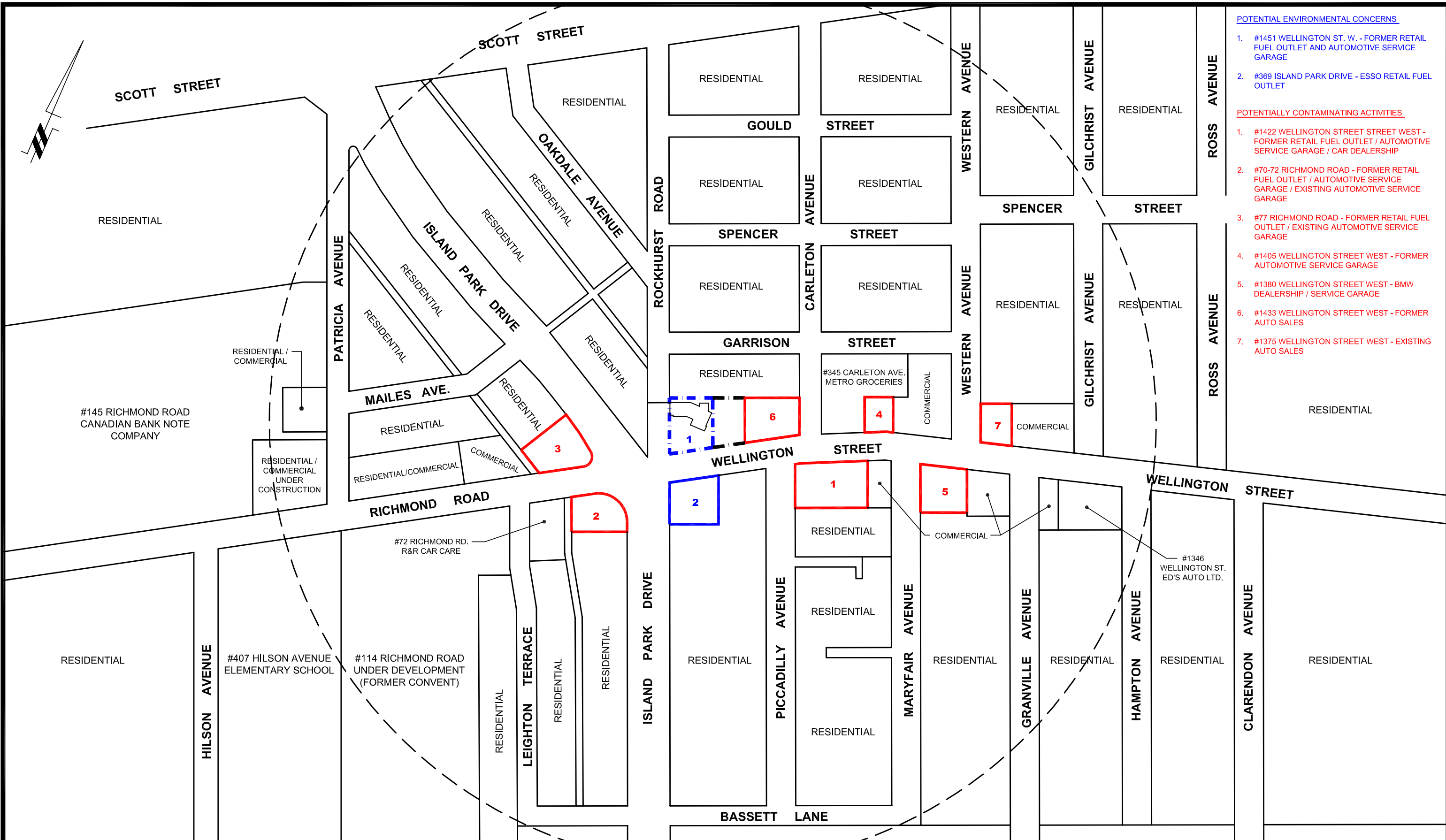
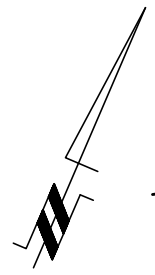
paterson group
consulting engineers
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale:	1:250
Des.:	DJA
Dwn:	DJA
Chkd:	MSD

MIZRAHI DEVELOPMENTS
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
1445 AND 1451 WELLINGTON STREET WEST
OTTAWA, ONTARIO

SITE PLAN

Dwg. No.	PE3003-1
Report No.:	PE3003-1
Date:	05/2013



- POTENTIAL ENVIRONMENTAL CONCERNS
- #1451 WELLINGTON ST. W. - FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE SERVICE GARAGE
 - #369 ISLAND PARK DRIVE - ESSO RETAIL FUEL OUTLET

- POTENTIALLY CONTAMINATING ACTIVITIES
- #1422 WELLINGTON STREET STREET WEST - FORMER RETAIL FUEL OUTLET / AUTOMOTIVE SERVICE GARAGE / CAR DEALERSHIP
 - #70-72 RICHMOND ROAD - FORMER RETAIL FUEL OUTLET / AUTOMOTIVE SERVICE GARAGE / EXISTING AUTOMOTIVE SERVICE GARAGE
 - #77 RICHMOND ROAD - FORMER RETAIL FUEL OUTLET / EXISTING AUTOMOTIVE SERVICE GARAGE
 - #1405 WELLINGTON STREET WEST - FORMER AUTOMOTIVE SERVICE GARAGE
 - #1380 WELLINGTON STREET WEST - BMW DEALERSHIP / SERVICE GARAGE
 - #1433 WELLINGTON STREET WEST - FORMER AUTO SALES
 - #1375 WELLINGTON STREET WEST - EXISTING AUTO SALES

patersongroup
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale: 1:2500
 Des.: KM
 Dwn: MPG
 Chkd: MSD

MIZRAHI DEVELOPMENTS
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 1445 AND 1451 WELLINGTON STREET WEST
 OTTAWA, ONTARIO

SURROUNDING LAND USE

Dwg. No. **PE3003-2**
 Report No.: PE3003-1
 Date: 05/2013

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 1445 Wellington St W, Ottawa
(PIN 04030-0155)

Lot 3, Plan 145, N/S Richmond Road (now
Wellington St)
City of Ottawa
May 1, 2013

Deed 17625 registered on Sept 3, 1897
From Robert H. Cowdy to Joseph O'Neil

Deed 49532 registered Sept 2, 1942
From Estate of Joseph O'Neil to Mary A. O'Neil

Deed 49533 registered Sept 2, 1942
From Mary A. O'Neil to William C. O'Neil

Deed 535264 registered Dec 1, 1967
From William C. O'Neil to Charlotte I. Innes

Deed NS161531 registered Sept 1, 1982
From Estate of Charlotte I. Innes to Chez Soi Restaurant Ltd.

Deed N404778 registered Aug 27, 1987
From Chez Soi Restaurant Ltd. to Pasquale Valente and Louise Valente

Mortgage N542269 registered July 13, 1990
From Pasquale Valente and Louise Valente to Federal Business Development Bank

Power of Sale Deed N721491 registered June 14, 1995
From Federal Business Development Bank to Alfredo Giannuzzi, Mario Giannuzzi, Eugenio
Milito

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 1445 Wellington St W, Ottawa
(PIN 04030-0155)

Part lot 4, Plan 145, being
The West ½, Plan 145, N/S
Richmond Road (now Wellington St)
City of Ottawa
May 1, 2013

Deed 19808 registered Oct 4, 1903
From Robert H. Cowdy to Mary A. O'Neil

Deed ? registered ?
From Mary A. O'Neil to William C. O'Neil

Deed 535264 registered Dec 1, 1967
From William C. O'Neil to Charlotte I. Innes

Deed NS161531 registered Sept 1, 1982
From Estate of Charlotte I. Innes to Chez Soi Restaurant Ltd.

Deed N404778 registered Aug 27, 1987
From Chez Soi Restaurant Ltd. to Pasquale Valente and Louise Valente

Mortgage N542269 registered July 13, 1990
From Pasquale Valente and Louise Valente to Federal Business Development Bank

Power of Sale Deed N721491 registered June 14, 1995
From Federal Business Development Bank to Alfredo Giannuzzi, Mario Giannuzzi, Eugenio
Milito

***The abstract was illegible for the deed from Mary to William. It appears to have been
registered somewhere around 1942.

ENVIRONMENTAL SEARCH
Att: Karyn Munch
Ref: 1451 Wellington St W, Ottawa
(PIN 04030-0154)
Lots 1 and 2, Plan 145
N/S Richmond Rd (now Wellington St)
May 28, 2012

Ownership prior to this point is all by individuals...

Deed 41925 registered Nov 26, 1929
From Bernard Rumsby to Cities Service Oil Company Ltd.

Deed 41926 registered Nov 26, 1959
From Bernard Rumsby to Cities Service Oil Company Ltd.

Deed 382635 registered Dec 23, 1958
From Cities Service Oil Company Ltd. to Cities Service Canadian Stations, Inc.

Deed 386106 registered April 7, 1959
From Cities Service Oil Company Ltd. to Cities Service Canadian Stations, Inc.

Deed 477884 registered June 1, 1964
From Cities Service Canadian Stations Inc. to B.P. Canada Limited

Deed 643105 registered Nov 12, 1973
From B.P. Oil Limited to Frisby Tire Co. Ltd. (***see change of name attached for B.P.***)

Lease 643106 registered Nov 12, 1973
From Frisby Tire Co. Ltd. to B.P. Oil Limited

Deed 650885 registered April 8, 1974
From Frisby Tire Co. Ltd. to Joseph A. Reid in trust

Lease 655059 registered June 18, 1974
From Joseph A. Reid in trust to B.P. Oil Limited

Deed 679978 registered Oct 20, 1975
From Joseph A. Reid in trust to Joe's Car Radio & T.V. Sales & Service Limited

Deed OC767618 registered Aug 31, 2007
From Joe's Car Radio & T.V. Sales & Service Limited to 6830854 Canada Inc.

This Indenture

made in duplicate the 30th day of March
one thousand nine hundred and seventy-three.

In Pursuance of the Short Form of Conveyances Act:
Between

BP OIL LIMITED, a Company incorporated
under the laws of Canada,
hereinafter called "the Grantor"

OF THE FIRST PART

AND:

FRISBY TIRE CO. LTD., a body corporate
and politic duly incorporated under the
laws of the Province of Ontario, having
its Head Office in the City of Ottawa,
in the Regional Municipality of Ottawa-
Carleton,

hereinafter called "the Grantee"

OF THE SECOND PART

WHEREAS by Supplementary Letters Patent dated the 12th day of
November 1969, a notarial copy of which was registered in the
Registry Office for the Registry Division of Ottawa on the 16th
day of July 1971 as No. 594656, the name of BP CANADA LIMITED
was changed to BP OIL LIMITED.

Witnesseth that in consideration of Seventy Thousand-----
----- (\$70,000.00) -----

----- dollar s of
lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by it acknowledged) ~~it~~ the said grantor DO
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being described in Schedule "A" hereto,
together with the buildings and improvements thereon and
fixtures located in or about the said lands, including without
limiting the generality of the foregoing, the hoists, the flood-
lights and poles and the air compressor but not including the
identification sign and pole, the air meter, the island canopy
and pole, the fuel pumps and the underground storage tanks not-
withstanding that they or some of them might otherwise be deemed
to be fixtures or part of the said lands.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH
Att: Daniel Arnott
Ref: 1451 Wellington St W, Ottawa
(PIN 04030-0154)
Lots 1 and 2, Plan 145,
N/S Richmond Road (now
Wellington St)
City of Ottawa
May 1, 2013

****UPDATE SINCE JANUARY 2012 ONLY****

There are no new changes. The last registered owner is still 6830854 Canada Inc. per deed OC7676158 registered on Aug 31, 2007.

**TOPOGRAPHICAL PLAN OF
ALL OF LOT 1, 2, 3 AND
PART OF LOT 4
North Richmond Road
REGISTERED PLAN 145
CITY OF OTTAWA**

Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
0 5 10 15 20 30 Meters

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

Date: April 12, 2013
E.H. Herweyer O.L.S.

Notes & Legend

	Denotes	Deciduous Tree
		Coniferous Tree
		Fire Hydrant
		Water Valve
		Maintenance Hole (Storm Sewer)
		Maintenance Hole (Sanitary)
		Maintenance Hole (Bell Telephone)
		Maintenance Hole (Traffic)
		Valve Chamber (Watermain)
		Underground Storm Sewer
		Underground Sanitary Sewer
		Underground Water
		Underground Power
		Underground Gas
		Underground Traffic
		Overhead Wires
		Catch Basin
		Catch Basin Inlet
		Gas Meter
		Handhole
		Bollard
		Sign
		Board Fence
		Metal Fence
		Hand Rail
		CPW
		Concrete Retaining Wall
		Stone Retaining Wall
		Metal Pole
		Wooden Pole
		Utility Pole
		Anchor
		Light Standard
		Air Conditioner
		Diameter
		Location of Elevations
		Location of Elevations (Top of Curb/Retaining Wall)
		Top of Grate
		Centreline
		Invert
		Property Line
		Wooden Retaining Wall
		Movable Curb



Topographic data was collected under Winter Conditions.
Snow cover and ice preclude determining location and
elevation of some topographical data that is otherwise visible

SITE AREA = 1843 m²
BOUNDARY INFORMATION COMPILED FROM SURVEY RECORDS

ELEVATION NOTES
1. Elevations shown are referred to geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground utility services and inverts are taken from City of Ottawa Engineering Drawings E-06-12, 055042-12 Sheet 12 of 39 and 055042-13 Sheet 13 of 39.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Commerce Gate, Suite 500
Napiesan, Ont. R2E 1Z6
Phone: (613) 727-0850 / Fax: (613) 727-1079
www.anniso.com



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1958



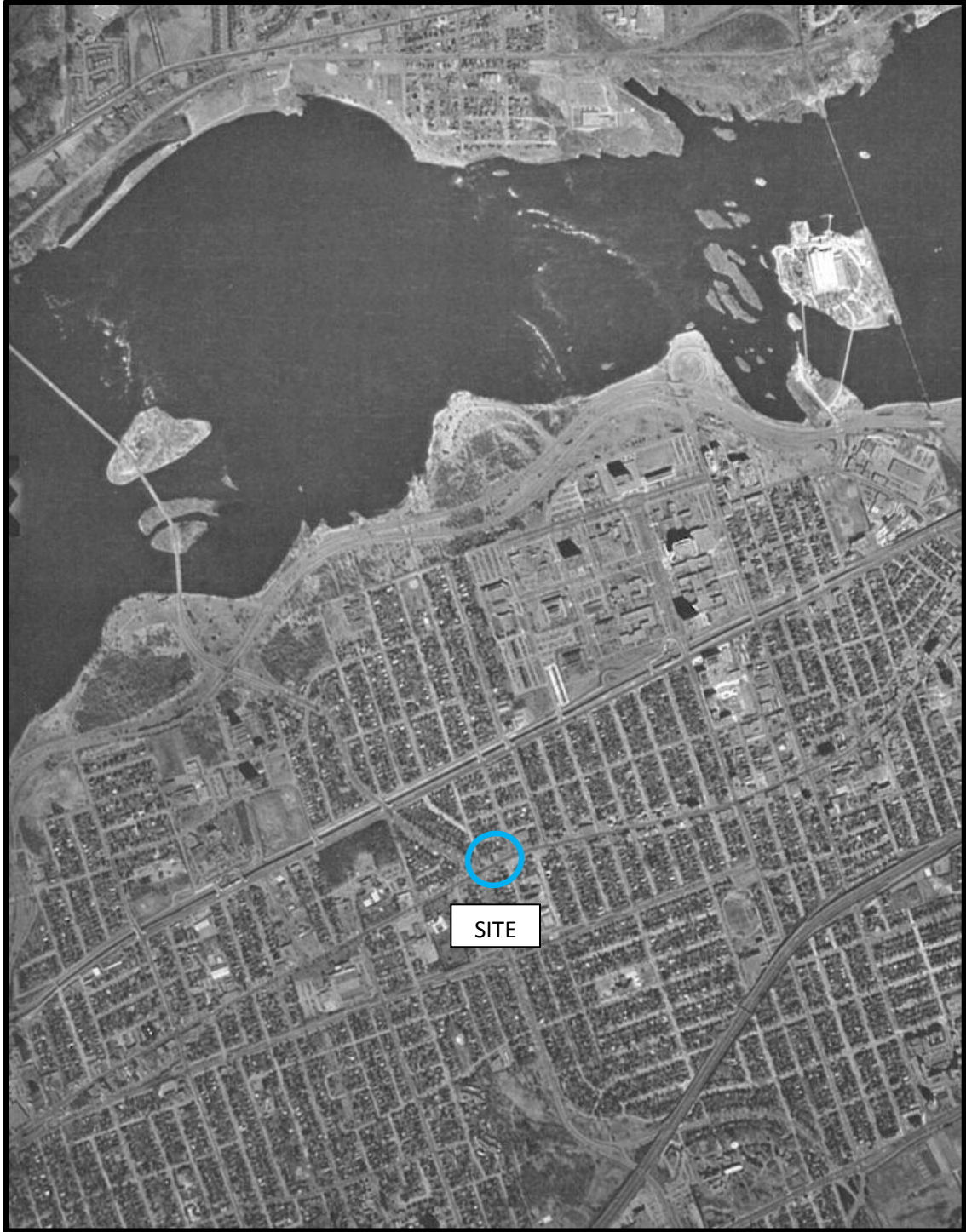
AERIAL PHOTOGRAPH
1963



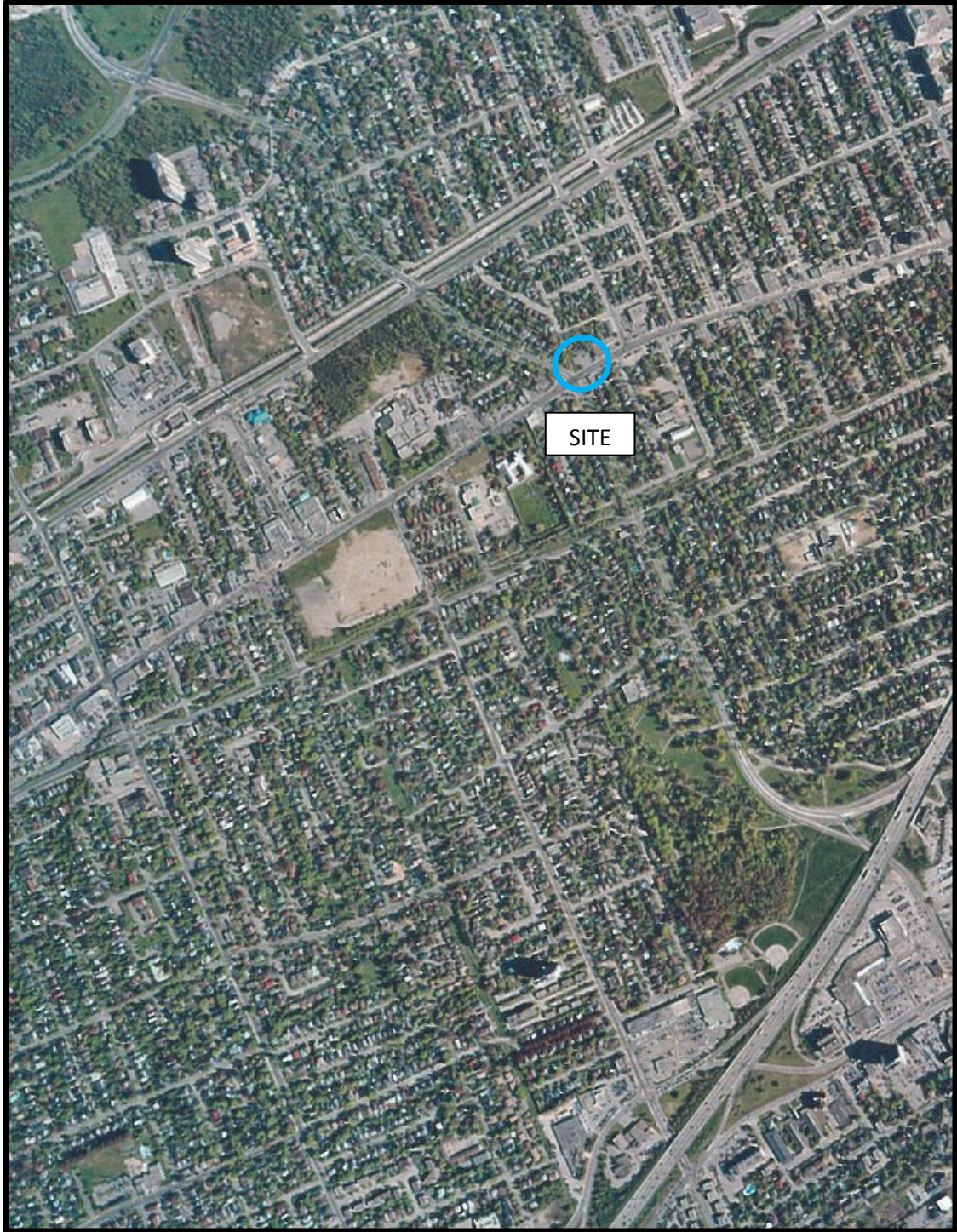
AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1983



AERIAL PHOTOGRAPH
1989



AERIAL PHOTOGRAPH
2002

Site Photographs

PE3003

1451 Wellington Street West, Ottawa, ON

May 31, 2012/May 3, 2013



Photograph 1: View of the south side of the subject structure looking north. Photograph illustrates the location of the former automotive service garage as well as the water and sewer services (cut in asphalt).



Photograph 2: View of remainder of the subject structure's south side, looking northwest. Photograph illustrates the building addition (1975), and vacant grassed/treed land to the west.

Site Photographs

PE3003

1451 Wellington Street West, Ottawa, ON

May 31, 2012/May 3, 2013



Photograph 3: View of west side of northwest corner of subject building, looking east. Photograph illustrates the natural gas connection and the ground cover north of the building.



Photograph 4: View of northwest corner of basement floor, looking north. Photograph illustrates the sump pit.

Site Photographs

PE3003

1451 Wellington Street West, Ottawa, ON

May 31, 2012/May 3, 2013



Photograph 5: View interior of eastern portion of the subject structure, looking south-southwest. Photograph illustrates carwash bays (former garage bays).



Photograph 6: View of building interior, west of carwash bays, looking northwest. Photograph illustrates storage within the shop.

Site Photographs

PE3003

1451 Wellington Street West, Ottawa, ON

May 31, 2012/May 3, 2013



Photograph 7: View of the furnace room floor. Photograph illustrates 200 mm floor drains.



Photograph 8: View of floor of former garage bay. Photograph illustrates former in-ground hoist.

Site Photographs

PE3003

1451 Wellington Street West, Ottawa, ON

May 31, 2012/May 3, 2013



Photograph 9: View of adjacent property to the south, across Wellington Street West, looking south. Photograph illustrates ESO retail fuel outlet.



Photograph 10: Building at 1445 Wellington Street West, facing southwest.

Site Photographs

PE3003

1451 Wellington Street West, Ottawa, ON

May 31, 2012/May 3, 2013



Photograph 11: Building at 1445 Wellington Street West, facing northeast.

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST AND RESPONSE

CITY OF OTTAWA HLUI SEARCH RESULTS

TSSA CORRESPONDENCE

MOE WELL RECORDS

Ministry of
the Environment

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

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



March 12, 2012

Karyn Munch
Paterson Group Inc.
154 Colonnade Road South
Ottawa, ON K2E 7J5

Dear Karyn Munch:

**RE: *Freedom of Information and Protection of Privacy Act* Request
Our File #: A-2012-01119, Your Reference #: PE2526**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 1451 Wellington Street West, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 2 pages @ \$0.20/page	0.40
• Delivery	3.00
• Total	\$33.40
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 3.40

If you object to any decision I have made, you may request a review 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 Sharon Menzies at (416) 327-1429.

Yours truly,

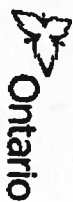

Heidi Ritscher
FOI Manager

Attachments

01/15/10



7



hwin Administration

Search

Go

Generator Details

Registration/Notification Number
ON6730674

Legal Company Name

Primary Name: Claridge Homes Corporation

Company Operating Name

Primary Name: Claridge Homes Corporation

Mailing Address

Division Building: NA

Address Line 1: 2001-210 Gladstone Avenue

Town/City: Ottawa

County: (if inside Ontario) OTTAWA CARLTON (RM)

Country: (if outside Ontario) NA

Country: Canada

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Name: NA

Division Name: NA

Post Box Number: NA

Address Line 1: 1451 Wellington Street West

Address Line 2: NA

Town/City: Ottawa

County: (if inside Ontario) OTTAWA CARLTON (RM)

Country: (if outside Ontario) NA

Country: Canada

Post Box Number: NA

Postal Code / Zip Code: K1Y2X1

Province / State (if inside Canada / US) ONTARIO

Province / State (if outside Canada / US) NA



HOME AIR WATER LAND ABOUT US NEWS & PUBLICATIONS

hwin

Go

Administration

Company Name: Claridge Homes Corporation
Company Number: ON6730674 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) [Inactive waste classes](#)

Active On-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method Part 2B required	Part 2B complete	Physical State	Off-Site	Status
212 - L	View Details	N/A				Liquid	Off-Site	Active

[Back](#)



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Technical inquiries to Webmaster.
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Ministry of
the Environment

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

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



May 8, 2013

Dan Arnott
Paterson Group Inc
154 Colonnade Rd S
Ottawa, ON K2E 7J5

Dear Dan Arnott:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2013-02373, Your Reference PE3003

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 1445 Wellington Street West, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

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 Liz Mico at (416) 212-0559.

Yours truly,


f Heidi Ritscher
FOI Manager



File Number: C10-01-12-0075

April 17, 2012

Karyn Munch
Paterson Group
154 Colonnade Road South
Ottawa, ON K2E 7J5

Sent via email [KMunch@patersongroup.ca]

Dear Ms. Munch,

**Re: Information Request – File No.: PE 2526
1451 Wellington Street West, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation

The Infrastructure Services and Community Sustainability Department has the following information in response to your request for information regarding the Subject Property:

- No information was returned on the Subject Property from Departmental circulation.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the Subject Property.

A search of the HLUI database revealed the following information:

- There are 3 activities associated with the Subject Property: Activity Number 5384, 7470 & 7471.

The HLUI database was also searched for activity associated with properties located within 50m of the Subject Property. The following information was revealed:

- There are 3 activities associated with properties located within 50m of the Subject Property: Activity Number 5384, 9012 & 5832.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Infrastructure Services and Community
Sustainability Department
Planning and Growth Management Branch

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Services d'infrastructure et Viabilité des
collectivités
Direction de l'approbation des demandes
d'aménagement et d'infrastructure

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 14743
Télé: (613) 560-6006
www.ottawa.ca

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment for additional information.

If you have any further questions or comments, please contact Dilys Huang at 613-580-2424 ext. 14743 or HLUI@ottawa.ca

Sincerely,

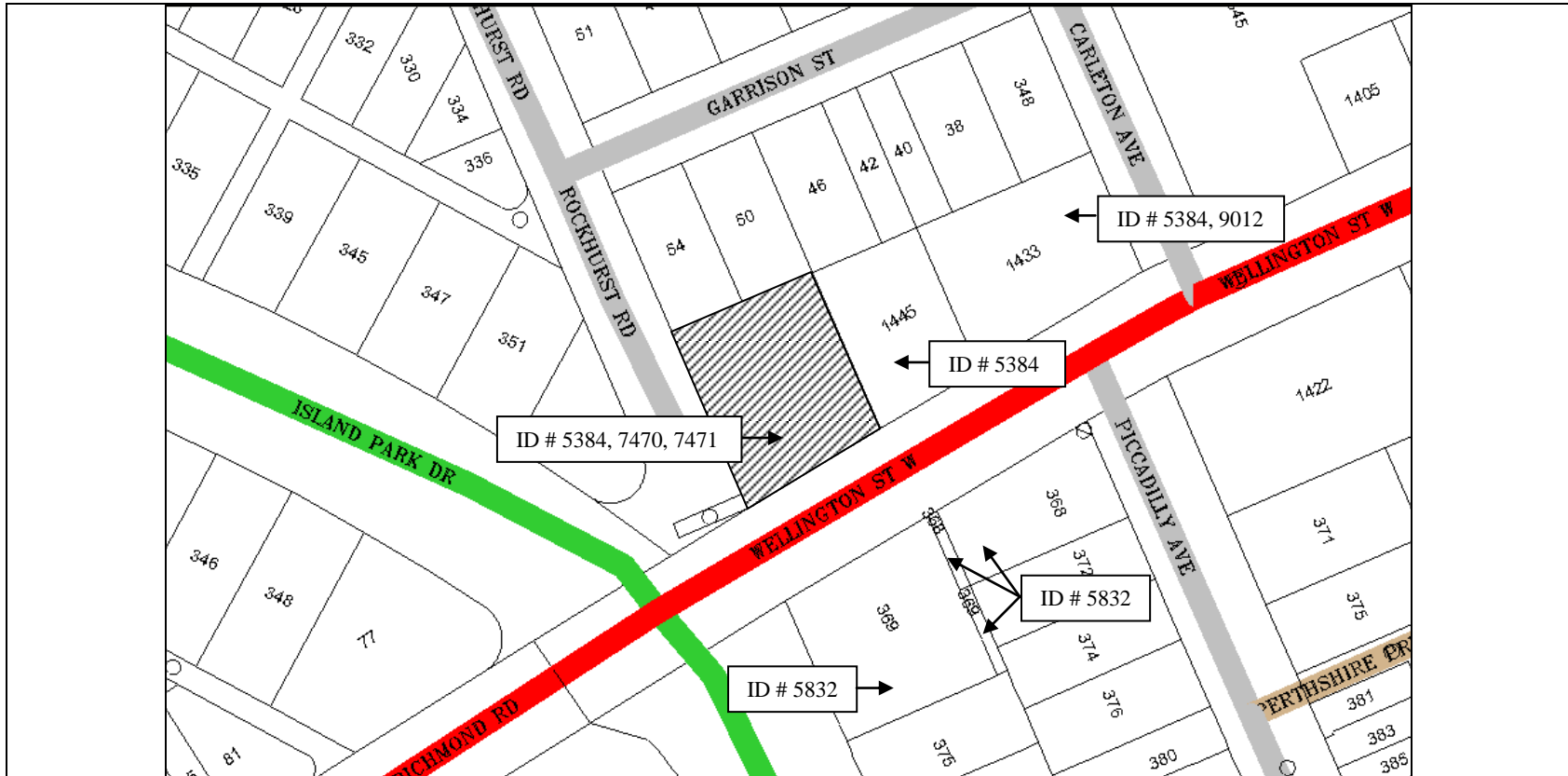


Michael J. Boughton, MCIP, RPP
Acting Program Manager
Development Review (Suburban Services) - West
Infrastructure Services and Community Sustainability

MB/DH

Attach: 6

cc: File no. C10-01-12-0075



Scale 1: n/a

1451 Wellington Street West
 Ottawa, ON
 File # C10-01-12-0075
 Dilys Huang



ID# = Activity Identification Number

 = Subject Site

Overview



CITY OF OTTAWA

HLUI ID: __670H59

AREA (Square Metres): 1069.493

Report: RPTC_OT_DEV0122

Run On: 29 Mar 2012 at: 14:40:00

Study Year
1998

PIN
040290001

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 5832

Multiple PINS: Y

PIN Certainty: 1

Previous Activity ID(s) : 3348, 1175

Related PINS: 040290001

Name: OKEHAMPTON ESTATES LIMITED

Address: 369 ISLAND PARK DRIVE, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks: 4 UST

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, M.1948, M.1956, M.1960, M.1970, M.1980; FIP1948-310-1543; FIP1956-310-3-1543, BEP 1950; SC98

HL References 2:

HL References 3: 2005 Property Assessment

NAICS	SIC
447110	0
447190	0
488410	639
811112	635
811121	635
447110	633
447190	633
811119	635
811199	633

Company Name

Year of Operation

Gaw and Egan	c. 1940
W. Gordon Egan Service Station	c. 1948
George C. Campbell Service Station	c. 1950-1960
Island Park Esso Service Station	c. 1970-1998
ISLAND PARK ESSO SERVICE STATION	c. 2001
ISLAND PARK ESSO SERVICE STATION	c. 2005
OKEHAMPTON ESTATES LIMITED	c. 2005



CITY OF OTTAWA

HLUI ID: __679FH2

AREA (Square Metres): 1087.082

Report: RPTC_OT_DEV0122

Run On: 29 Mar 2012 at: 14:39:09

Study Year
1998

PIN
040300156

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9012 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 1677

Related PINS: 040300156

Name: MORRISON DENTAL LAB
Address: 39 RICHMOND ROAD, OTTAWA
Facility Type: Other Manufactured Products Industries

Comments 1:
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1970, M.1971, S.1970/71

HL References 2:

HL References 3:

NAICS SIC
334610 399

Company Name

Morrison Dental Lab

Year of Operation

c. 1970-1971



CITY OF OTTAWA
 HLUI ID: __679FH8

Report: RPTC_OT_DEV0122
 Run On: 29 Mar 2012 at: 14:35:40

AREA (Square Metres): 1094.912

Study Year
 1998

PIN
 040300154

Multi-NAIC
 Y

Multiple Activities
 Y

Activity ID: 5384

Multiple PINS: Y

PIN Certainty: 1

Previous Activity ID(s) : 1135

Related PINS: 040300154

Name: FRED FARMER SERVICE STATION

Address: 51 RICHMOND ROAD, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1: Listed in the 1940 Mights Directory as - no number just before Island Park Dr. intersects with Richmond Rd. Lists as residence in M. 1950.

Comments 2:

Generator Number:

Storage Tanks: 3 UST found in southern portion of property

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940,M.1949, M.1950, M.19957, M.1960, M.1970, M.1980; FIP1912,vol2; FIP1922-252-506,vol2; FIP1948-310-506; FIP1956-310-1-506, BEP 1950

HL References 2:

HL References 3:

NAICS	SIC
447110	633
811112	635
811119	635
811199	633
447190	633
811121	635

Company Name

Year of Operation

Temple Ray Service Station	c. 1940
Fred Farmer Service Station	c. 1950
Turner's Cities Service Station	c. 1956-1957
Albert & Galarneau Cities Service Station	c. 1960
Toni's B. P. Service Station	c. 1970



CITY OF OTTAWA

HLUI ID: __679FH8

AREA (Square Metres): 1094.912

Report: RPTC_OT_DEV0122

Run On: 29 Mar 2012 at: 14:35:40

Study Year
1998

PIN
040300154

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7470 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 1174
 Related PINS: 040300154
 Name: JOE'S CAR RADIO & TV SALES
 Address: 1451 WELLINGTON STREET WEST, OTTAWA
 Facility Type: Gasoline Service Stations
 Comments 1:
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950
 HL References 2:
 HL References 3: 2005 Property Assessment

NAICS	SIC
811111	0
811119	635
811199	0
811112	0
811119	0
811112	635
811121	0
811121	635

Company Name	Year of Operation
Ottawa West Garage	c. 1930
McNally's Garage	c. 1940
JOE'S CAR RADIO & TV SALES	c. 2005



CITY OF OTTAWA

HLUI ID: __679FH8

AREA (Square Metres): 1094.912

Report: RPTC_OT_DEV0122

Run On: 29 Mar 2012 at: 14:35:40

Study Year
1998

PIN
040300154

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7471 **Multiple PINS:** Y

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 040300154

Name: JOE'S CAR RADIO SALES &

Address: 51 RICHMOND ROAD, OTTAWA

Facility Type: Appliance, Television, Radio and Stereo Stores

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
443110	0

Company Name

JOE'S CAR RADIO SALES &

Year of Operation

c. 2001

Daniel Arnott

From: abrew@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: May-27-13 9:08 AM
To: Daniel Arnott
Subject: Re: Environmental Assessment Information Search Request

Hi Daniel,

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

369 Island Park Drive, Ottawa has a record of 2 active underground tanks.

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 (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.

Please direct all your information requests [to'publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

Thank you and have a great day!

Angelina Brew
Public Information Services

"Putting Public Safety First"

Technical Standards and Safety Authority
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

Toll-Free: 1-877-682-8772
Email: publicinformationsservices@tssa.org
Web Site: www.tssa.org

On Fri, May 24, 2013 at 2:53 PM, Daniel Arnott <DArnott@patersongroup.ca> wrote:

Good afternoon:

Could you please complete a search of your records for underground/aboveground storage tanks, historical spills, or other incidents/infractions at the following five (5) properties in Ottawa, Ontario:

368 Piccadilly Avenue

1433 Wellington Street West

1445 Wellington Street West

1451 Wellington Street West

369 Island Park Drive

Thank you very much for your time.

Daniel J. Arnott, P.Eng.

patersongroup

154 Colonnade Road

Ottawa, Ontario

K2E 7J5

[\(613\) 226-7381](tel:6132267381)

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

Profile

Mr. Dan Arnott is an Environmental Engineer with Paterson Group Inc. in Ottawa, Ontario. Mr. Arnott has been employed in the environmental consulting field since 2006, and has completed numerous Phase I Environmental Site Assessments since 2008. These investigations are completed to the Canadian Standards Association (“CSA”) standard Z768-01 for Phase I Environmental Site Assessment, which involves the inspection of hazardous building materials such as asbestos, PCBs, lead, CFCs and mould, and to the standards of the Ontario Ministry of the Environment’s Record of Site Condition Regulation (O.Reg. 153/04, as amended by O.Reg. 269/11). Mr. Arnott is familiar with the entire Phase I ESA process, including historical review and interpretation, coordination, site reconnaissance and report writing. Mr. Arnott has conducted Phase I ESAs on a variety of properties including: municipal, agricultural, residential, commercial, institutional and industrial land uses, and is proficient in the identification of potential on- and off-site sources of contamination, including service stations, dry cleaners, industrial processes, and underground storage tanks (USTs). Based on historical and field data collection and the application of environmental engineering principles, the written Phase I ESA reports have allowed clients to make property transactions and decisions based on the conclusion of the likelihood of soil and/or groundwater contamination and the need for further investigation.

Additionally, Mr. Arnott has experience in conducting Phase II Environmental Site Assessments, Environmental Remediation Programs, Environmental Monitoring and Hydrogeological Investigations.

Education

University of Waterloo, B.A.Sc. (Honours Environmental Engineering), 2008
Contaminated & Hazardous Waste Site Management (40 hour course), 2010

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

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

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
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
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa