



PATERSON GROUP

April 25, 2024
File: PE2830-LET.07

1000120756 Ontario Inc.
381 Kent Street, Suite 101
Ottawa, Ontario
K2P 2A8

Attention: **Mr. Spyro Dimitrakopoulos**

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

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

patersongroup.ca

Dear Sir,

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

Site Information

The site consists of a rectangular shaped parcel of land located between McGarry Terrace and Marketplace Avenue. The subject site is currently vacant. The site is located in a municipally serviced area. Surrounding land use is primarily residential or commercial retail. Site zoning is MC - Mixed-Use Centre Zone.

Previous Report

The following reports were reviewed prior to conducting this assessment:

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





- ❑ "Phase I Environmental Site Assessment Update, Vacant Land/Construction Staging Yard, Ottawa, Ontario", prepared by Paterson Group, dated February 7, 2022.

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

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

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

At the time of the 2022 Phase I ESA Update, the site was vacant and used as a space to park vehicles, store construction materials as well as a mobile office area for the apartment building located east of the subject site that was under construction. No significant environmental concerns were identified during the historical search for the subject site or neighbouring properties. Based on the information reviewed in the Phase I ESA Update, a Phase II ESA was not recommended.

Phase I - ESA Update, Historical and Records Review

Air Photo Research

The most recent aerial photograph reviewed as part of the 2022 Phase I-ESA Update was taken in 2019. An aerial photograph from 2022, accessed via the City of Ottawa's online mapping tool, was reviewed as part of the current Phase I ESA Update. No



significant changes were observed in the 2022 photograph to the subject site. Two residential buildings and a self-storage building have been constructed east and north of the subject site.

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 the information from NRCAN, bedrock in the area of the site consists of interbedded sandstone and dolomite of the March Formation. Based on the maps, the thickness of overburden ranges from 10 to 15 m and consists of till.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically to inquire about current and former underground storage tanks, spills, and incidents for the subject site and neighbouring properties. The response from the TSSA indicated that no records were found for the subject site or surrounding properties.

Ontario Ministry of Environment, Climate Change and Parks (MECP)

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

The Ontario Ministry of Environment, Conservation and Parks (MECP), document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants, and coal tar distillation plants in the Province of Ontario. According to the inventory, there are no waste disposal sites located within 500 m of the subject property.

Observations

The Phase I ESA Update site visit was conducted on April 18, 2024 by Paterson personnel from the environmental division. The site visit included a review of the current use of the subject site and the adjacent lands.

Exterior Assessment

The subject site is currently vacant, the subject site was formerly used as a construction materials yard as well as for a mobile office area for the apartment buildings that were



undergoing construction west and north of the subject site. Occasional construction materials and an unutilized trailer office are currently present on the subject site.

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

Adjacent Properties

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

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

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

Assessment

A Phase I-Environmental Site Assessment Update was conducted for the property located at 1034 McGarry Terrace, Ottawa, Ontario. A review of recent historical data and a site inspection generally confirmed the information and findings contained in the previous Phase I-ESA Update report completed by Paterson Group. The subject site and adjacent properties are not expected to have resulted in any new potential environmental concern.

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

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person in general accordance with the agreed scope-of work and O.Reg. 153/04. The conclusions presented herein are based on information gathered from a historical review and field inspection program.



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The findings of the Phase I ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. 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 Phase I Property 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 1000120756 Ontario Inc. Permission and notification from 1000120756 Ontario Inc. and Paterson Group will be required to release this report to any other party.

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

Paterson Group Inc.

Mohammed Ramadan, B. Sc.

Mark D'Arcy, P.Eng



Report Distribution:

- 1000120756 Ontario Inc. (1 copy)
- Paterson Group (1 copy)

Attachments

- 2022 Aerial Photograph
- TSSA Correspondence



AERIAL PHOTOGRAPH
2022

RE: Records Search for PE2830

Public Information Services <publicinformationservices@tssa.org>

Thu 2/3/2022 11:45 AM

To: Mohammed Ramadan <MRamadan@patersongroup.ca>

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

RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

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

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

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees

**Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.orgwww.tssa.org**From:** Mohammed Ramadan <MRamadan@patersongroup.ca>**Sent:** February 3, 2022 5:12 AM**To:** Public Information Services <publicinformationservices@tssa.org>**Subject:** Records Search for PE2830

[CAUTION]: This email originated outside the organisation.

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

Good morning,

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

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

Regards,
Mohammed Ramadan, B.Sc

patergroup
solution oriented engineering
over 60 years serving our clients

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Cell: (343) 998-8982

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