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Phase I Environmental Site Assessment

Residential and Commercial Properties
266, 268, 272, and 274 Parkdale Avenue,
9, 11, and 13 Bullman Street,
Ottawa, Ontario

Prepared For

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Table of Contents

EXECUTIVE SUMMARY.....	ii
1.0 INTRODUCTION.....	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION	3
4.0 RECORDS REVIEW	4
4.1 General.....	4
4.2 Environmental Source Information	8
4.3 Physical Setting Sources	12
5.0 INTERVIEWS	15
6.0 SITE RECONNAISSANCE.....	16
6.1 General Requirements.....	16
6.2 Specific Observations at Phase I Property	16
7.0 REVIEW AND EVALUATION OF INFORMATION	22
7.1 Land Use History	22
7.2 Conceptual Site Model.....	26
8.0 CONCLUSIONS	29
9.0 STATEMENT OF LIMITATIONS	30
10.0 REFERENCES.....	31

List of Figures

- Figure 1 - Key Plan
- Figure 2 - Topographic Map
- Drawing PE2967-1 - Site Plan
- Drawing PE2967-2 - Surrounding Land Use

List of Appendices

- Appendix 1 Chain of Title
 - Current Plan of Survey
 - Aerial Photographs
 - Site Photographs
- Appendix 2 MOE Freedom of Information Request and Response
 - City of Ottawa HLUI Search Results
 - TSSA Correspondence
- Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Richcraft Group of Companies (Richcraft) to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 266, 268, 270, and 272 Parkdale Avenue and 9, 11, and 13 Bullman Street, 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, the subject properties were first developed with their present-day residential/commercial buildings. It is our interpretation that the Parkdale properties were developed between approximately 1895 and 1910, 13 Bullman Street was developed in the mid-1930s, and 9 and 11 Bullman Street were developed in the early 1950s. The properties have been used for residential and commercial uses since their initial construction. An outboard motor sales and service business operated out of 13 Bullman Street in the 1960s and 1970s. Historical research indicates that surrounding land use has generally been a mix of residential, commercial, and industrial.

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. Commercial businesses at the subject property include Café Layali Eshark (272 Parkdale), Alfa Diner (274 Parkdale), and Euro Cycle (13 Bullman), with the remaining properties occupied by residential dwellings or office space. The site inspection identified two (2) outdoor aboveground storage tanks, currently disconnected, containing fuel oil, as well as evidence that the subject site buildings may at one point have been heated by oil. No visual or olfactory evidence of contamination was observed during the site visit. An automotive service garage was noted to the north of the subject property at 1518 Scott Street.

The results of the historical research, personal interviews, and the site inspection identified several potential environmental concerns with respect to the subject site and surrounding properties, including the historical presence of an outboard motor service business at 13 Bullman, the garage at 1518 Scott, and the presence of the ASTs on-site.

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 the subject site. A subsurface investigation has been undertaken at the subject site and a Phase II ESA report prepared in accordance with MOE standards has been prepared under separate cover.

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 buildings, 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 the Richcraft Group of Companies (Richcraft), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the properties located at 266, 268, 272, and 274 Parkdale Avenue and 9, 11, and 13 Bullman Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Phil Castro of Richcraft. The offices of Richcraft are located at 2280 St. Laurent Boulevard, Ottawa, Ontario. Mr. Castro can be reached by telephone at (613) 739-7111.

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: 266, 268, 272, and 274 Parkdale Avenue, 9, 11, and 13 Bullman Street, Ottawa, Ontario.

Legal Description: South part of Lot 17 west of Parkdale Avenue, Lots 15 and 16 west of Parkdale Avenue, and east part of Lot 1 north of Bullman Street, Plan 58, in the City of Ottawa, Ontario.

Property Identification

Number: 04034-0009; 04034-0010; 04034-0011; 04034-0012; 04034-0013; 04034-0014; 04034-0020.

Location: The subject site is located at the northwest corner of Bullman Street and Parkdale Avenue, 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° 24' 15" N, 75° 43' 53" W.

Site Description:

Configuration: L-shaped.

Site Area: 0.24 hectares (approximate).

Zoning: MC12 – Mixed-Use Centre Zone - Scott-Wellington Subzone.

Current Use: 272 and 274 Parkdale are occupied by Café Layali Eshark and Alfa Diner respectively. 13 Bullman Street is occupied by a bicycle retail and repair business. The remaining addresses are occupied by residential buildings.

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 the subject properties were first developed with the present-day residential/commercial buildings. The properties at 266, 268, 272, and 274 Parkdale are interpreted to have been developed between 1895 and 1910. The property at 13 Bullman Street is interpreted to have been developed in the mid-1930s. The properties at 9 and 11 Bullman Street are interpreted to have been developed between 1950 and 1952.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject property. All seven (7) buildings comprising the subject site are shown in their current configuration and with their current addresses. The FIPs did not identify any concerns with respect to the subject properties.

According to the FIPs, surrounding land use in 1956 was a combination of commercial, residential, and industrial. The FIPs identified the following Potentially Contaminating Activities within the Phase I ESA study area:

Table 1: FIPs – Potentially Contaminating Activities in Phase I Study Area			
Address	Property Use / Observations	Distance / Orientation from site	Potential Environmental Concern (Y / N)
Block bounded by Holland, Bullman, Hamilton, and Spencer	Beach Foundry Ltd.	50 m southwest	N
290 Parkdale Avenue	Contractor's yard	20 m south	Y
300 Parkdale Avenue	Tool and machine shop	35 m south	Y

Address	Property Use / Observations	Distance / Orientation from site	Potential Environmental Concern (Y / N)
320 Parkdale Avenue	Dominion Loose Leaf Co. Ltd. (Printers)	75 m south	Y
3 Hamilton Avenue	Sperry Gyroscope Ottawa Ltd. (Instrument manufacturing)	180 m south	N
2 Hinton Avenue	Foundry	220 m southwest	N
65 Holland Avenue	Automotive service garage with 2 USTs	235 m southwest	N
7 Holland Avenue	Gasoline service station with 2 USTs	150 m west	N
1530 Scott Street	Automotive service garage	40 m northwest	Y
1484 Scott Street	Stan's Outboards (small engine repair)	100 m east	N

The presence of the garage to the northwest of the subject site and the contractors' yard and printing operation to the south of the subject site may represent potential environmental concerns given their proximity to the subject site and/or inferred upgradient location. 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. The majority of these PCAs which were identified on the FIPs have since been redeveloped.

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.

The properties comprising the subject site were initially listed as residential properties in approximately 1910. The properties at 9 and 11 Bullman Street and 266 and 268 Parkdale Avenue have been listed as residential since their initial development. The property at 13 Bullman Street has been listed as a commercial property since approximately 1964, and between 1964 and the early 1980s was listed as an outboard motor sales and repair shop.

The properties at 272 and 274 Parkdale Avenue have been listed as restaurants since the late 1990s and late 1970s respectively. The outboard motor business at 13 Bullman Street represents a Potentially Contaminating Activity with respect to the subject site. The directories search did not identify any additional Potentially Contaminating Activities at the subject site.

Neighbouring properties within the Phase I study area were used for residential, commercial, and industrial purposes. Potentially Contaminating Activities identified within the Phase I study area are summarized below:

Address	Listed Activity (years listed)	Distance / Orientation from site	Potential Environmental Concern (Y / N)
1518 / 1530 Scott Street	Automotive service garage (1950s-2010)	40 m northwest	Y
300 Parkdale Avenue	MOM Printing (1970s-1990s)	35 m south	Y
320 Parkdale Avenue	Dominion Loose Leaf Printers (1920s-1950s)	75 m south	Y
75 Spencer Street	Beach Foundry (1922-1960s)	50 m southwest	N
2 Hinton Avenue	Robinson & Sons Brass Foundry (1940s-1970s)	220 m southwest	N
3 Hamilton	Ontario Hughes-Owens Company (navigational equipment) (1940s)	180 m south	N
3 Hamilton	Sperry Gyroscope Company (1940s-1990s)	180 m south	N
3 Hamilton	Honeywell Limited (1990s-present)	180 m south	N
233 Armstrong	Ottawa Shoe Manufacturing (1960s)	180 m south	N
233 Armstrong	Renold Canada (chain, gear, coupling manufacturer) (1970s)	180 m south	N

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. Exceptions include the garage at 1536 Scott Street (present-day 1518 Scott Street) and the properties at 300 and 320 Parkdale Avenue, based on their proximity to the subject site and/or 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. The title search predates 1875 for all properties, as per MOE standards.

According to the chain of title dated July 11, 2013, the current owners of the parcels comprising the subject property are Richcraft (Bullman) Ltd., with the exception of 13 Bullman Street, owned by Richcraft (Scott) Ltd. The properties at 266, 268, 272, and 274 Parkdale Avenue and 13 Bullman Street were owned by a series of individuals from prior to 1875 until their acquisition by Richcraft between 2012 and January 2013 (268 Parkdale was briefly owned by a holding company between 1999 and 2002). The ownership of these properties by individuals does not allow for the conclusive establishment of the date of development of these properties. However, based on observed age of the buildings and architectural style, it is inferred that 268 through 274 Parkdale were developed between approximately 1895 and 1910, and the building at 13 Bullman Street was developed in the mid- to late-1930s.

The properties at 9 and 11 Bullman Street were generally owned by individuals from prior to 1875 until their acquisition by Richcraft, with the exception of the brief ownership of both of these properties by a general contractor between 1950 and 1952. Given the observed age and architectural style of these buildings, it is inferred that these properties were developed with the current buildings in approximately 1950 to 1952.

Environmental Reports

Paterson completed a Phase I ESA and a Phase II ESA for the subject site in May 2013. The findings of the Phase I ESA and Phase II ESA are incorporated into this report as well as a Phase II ESA provided under separate cover in order to comply with the requirements of O.Reg. 153/04 as amended by O.Reg. 269/11 (MOE standards).

A geotechnical investigation was completed at the subject site by Stantec in January 2013. Two (2) monitoring wells installed during the geotechnical investigation were observed on the subject site. The location of the monitoring wells is shown on Drawing PE2967-1 - Site Plan.

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 February 6, 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 July 16, 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 the Phase I ESA study area.

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. The MOE FOI search returned documents pertaining to Carriage House Furniture, a business which operated out of 13 Bullman Street. The FOI documents included an incident report, in which waste paint originating at the subject site was disposed of at an unknown offsite location, and a request from MOE that the subject site apply for a C of A to discharge to air for a proposed exhaust fan in a painting/paint stripping area on-site. The incident reports indicate that painting and paint stripping occurred at the subject site but did not identify any specific spills or incidents of environmental concern.

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, 13 Bullman was registered as a waste generator for waste classes 145 (wastes from the use of paints, pigments, and coatings) and 213 (petroleum distillates - paint thinners, etc.). 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. No RSCs were filed for properties within the Phase I ESA study area.

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. No former waste disposal sites were identified within the Phase I ESA 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). 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 May 27, 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 did not return any results for the subject site or neighbouring properties. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. No former 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. The following former industrial sites were located within the Phase I study area:

Site	Location	Owner	Type of Operation	Date of Operation	Approximate Distance
53	2 Hinton Avenue	J. Robinson & Sons	Primary Metal Industries	1945-1965	240 m south
54	1 Hinton Avenue	Capital Wire Cloth and Manufacturing Co. Ltd.	Primary Metal Industries	c. 1930-1950	210 m south
56	320 Parkdale Avenue	Dominion Loose Leaf Co. Ltd.	Printing, Publishing and Allied Industries	1928-1956	90 m south
57	Hinton Avenue	Beach Foundry Co. Ltd.	Primary Metal Industries/Iron Foundries	c. 1922-1960	45 m southwest

Based on the location of site 56 upgradient of the subject site, and on its proximity to the subject site, this property is considered to have the potential to have impacted the subject site. The remaining properties are not considered to have potentially impacted the subject site.

City of Ottawa Historical Land Use Inventory (HLUI) Database

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 one (1) record for the subject site, pertaining to a furniture refinishing business (Carriage House Antiques) which was listed at 13 Bullman Street in 2003 and 2005. The HLUI search results identified an additional 25 records in the vicinity of the subject site. The records which constitute Potentially Contaminating Activities have been identified by environmental sources discussed in the above sections and are shown on Drawing PE2967-2 - Surrounding Land Use.

The city’s records indicate that the subject site is within a risk management area associated with a chlorinated solvent plume in groundwater originating at 3 Hamilton Avenue. The presence of this groundwater plume can be considered to represent a Potentially Contaminating Activity.

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 Parkdale Avenue and Bullman Street are present in their current configurations. Residential dwellings are present at 266, 268, 272, and 274 Parkdale Avenue. The properties at 9, 11, and 13 Bullman Street appear to be vacant. A large industrial facility (Beach Foundry) is present to the southwest of the subject site. Scott Street is present in its current alignment east of Parkdale Avenue only, and an at-grade rail line is present to the north of Scott Street.
- 1944 The property at 13 Bullman Street appears to have been developed with the present-day building. Scott Street is present in its current alignment. No other significant changes have been made to the subject site or surrounding properties.
- 1958 The properties at 9 and 11 Bullman Street appear to have been developed with the present-day buildings. No other significant changes have been made to the subject site or immediately adjacent properties. The Tunney's Pasture government office complex has been developed to the north of Scott Street.
- 1976 A second building or addition has been constructed to the north of the existing building at 13 Bullman Street. No other significant changes have been made to the subject site or surrounding properties.
- 1986 No significant changes have been made to the subject site. The majority of buildings associated with the Beach Foundry have been demolished and the site appears to be undergoing redevelopment.
- 1995 No significant changes have been made to the subject site. The former Beach Foundry site has been redeveloped with a commercial building. No other significant changes have been made to the neighbouring properties.

- 2002 No significant changes have made to the subject site or surrounding properties.
- 2011 (City of Ottawa Website) No significant changes have been made to the subject site or surrounding properties.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the area of the site is generally flat, sloping gently downward to the north towards the Ottawa River. According to the maps, the nearest water body is the Ottawa River, located approximately 700 m 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 limestone of the Bobcaygeon Formation. Overburden soils are shown as glacial till, with a drift thickness on the order of 2 to 5 m. This information is generally consistent with the subsurface investigation completed at the subject site, with the exception that the subsurface investigation encountered overburden thicknesses of 0.9 to 1.6 m at the subject site.

Water Well Records

A search of the MOE's web site for all drilled well records within 250 m of the subject site was conducted on July 16, 2013. The search returned approximately 40 well records within the Phase I study area, the majority of which were located in the vicinity of Hamilton Avenue and Armstrong Street. Based on drilling dates and construction details, these wells are considered to be monitoring wells. Given the presence of municipal water services within the subject area, it is our interpretation that there are currently no drinking water wells located within the Phase I study area.

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, commercial, and industrial. The Ottawa River is the closest significant water body and is present approximately 700 m 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. Rob Paulin of Richcraft, the current owner of the subject site, was interviewed as part of this assessment. The interview was conducted during the site visit on April 4 and 8, 2013.

Mr. Paulin indicated that all buildings on the subject site were heated by natural gas fired furnaces, and that the buildings at 9 and 11 Bullman Street were constructed concurrently and with similar materials. Mr. Paulin indicated that none of the tenants had made complaints regarding environmental concerns, spills, or leaks. Mr. Paulin indicated that he was unaware of any environmental concerns associated with the subject site or neighbouring properties.

Tenants of the subject buildings were also interviewed during the site visit. None of the tenants were aware of any environmental concerns associated with the subject site or neighbouring properties. Tenants from 266 and 268 Parkdale Avenue were not available for interviews during the site visits.

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

Site investigations at the subject property were conducted on March 27, April 4, and April 8, 2013. Mr. Sean Moggridge from the Environmental Department of Paterson Group conducted the site investigation. In addition to the site, the uses of neighbouring properties were also assessed at the time of this site investigation.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The following buildings and structures were observed on the subject site:

- 266 Parkdale Avenue: Residential dwelling with a detached garage. The dwelling and the garage are wood-frame slab-on-grade structures with sloped asphalt-shingle roofs. The dwelling is finished with stucco and the garage is finished with wood siding. A single-storey slab-on-grade garage is present to the west of the residential building.
- 268 Parkdale Avenue: Vacant residential dwelling. The dwelling is a two (2) storey wood-frame structure with a concrete block and stone foundation and a partial basement excavated into bedrock on the southwest side of the building. The dwelling has a sloped asphalt-shingle roof and is finished with vinyl siding.
- 272 Parkdale Avenue: Former residential building converted to commercial (Café Layali Eshark) with a residential apartment on the upper floor. The building is a 2 ½ storey wood frame structure with a concrete block and stone foundation and a sloped asphalt-shingle roof and is finished with vinyl siding.
- 274 Parkdale Avenue: Former residential building converted to commercial (Alfa Diner) with a residential apartment on the upper floors. The building is a 2 ½ storey wood frame structure with a concrete block and stone foundation and a sloped asphalt-shingle roof and is finished with vinyl siding.

- 9 Bullman Street: Former residential building converted to commercial (office). The building is a two (2) storey wood frame structure with a full basement and a concrete block foundation. The building has a sloped asphalt-shingle roof and is finished with metal siding and stucco.
- 11 Bullman Street: Residential dwelling. The building is a 1 ½ storey wood frame structure with a full basement and a concrete block foundation. The building has a sloped asphalt-shingle roof and is finished with metal siding and stucco.
- 13 Bullman Street: Former residential building converted to commercial (Euro Sport bicycle sales and repair) with residential apartments on upper floors. The building is a 2 ½ storey wood frame structure with a poured concrete foundation. The first floor and basement are occupied by Euro Sport and the second and third floors are occupied by apartments. The building has a sloped asphalt-shingle roof and is finished with brick. A single-storey slab-on-grade wood frame garage is present to the north.

Underground Utilities

Underground service locates were completed for the subject site in May 2013 prior to the subsurface investigation at the subject site. All proposed on-site borehole locations were cleared with respect to underground utilities. Water, sewer, and gas utilities are present in the alignments of Bullman Street and Parkdale Avenue. Electrical services in the area of the subject site are overhead.

Site Features

The subject site is occupied by the aforementioned buildings and associated asphalt and gravel parking areas and landscaped areas as shown on Drawing PE2967-1 - Site Plan, appended to this report. Site drainage consists primarily of sheet flow to catch basins along Parkdale Avenue and Bullman Street, with minor infiltration in grass and gravel areas. Site topography slopes slightly downwards towards the southwest (downward to the northeast at 266 Parkdale), while regional topography slopes gently downward in a northerly direction towards the Ottawa River. No standing water or evidence of surficial staining was observed on the exterior of the subject property.

Two (2) single-walled steel aboveground storage tanks (ASTs) were observed along the north boundary of 266 Parkdale at the time of the site inspection. These tanks did not appear to be in use, but both contained a quantity of fuel oil. No apparent leaks, spills, or staining were observed in the vicinity of the ASTs.

Potential vent/fill pipe locations were observed on the exterior walls of the buildings of 268 Parkdale Avenue and 11 Bullman Street, as shown on Drawing PE2967-1. Based on the age of the buildings, it is considered likely that they were heated by oil at some time in the past. No visual or olfactory evidence of contamination was observed on the exterior of the site adjacent to the potential vent and fill pipe locations, and it is considered likely that fuel oil was stored in interior ASTs.

No other ASTs or evidence of underground storage tanks (USTs), or evidence of fuels or chemical storage were observed on the exterior of the subject site at the time of inspection.

No evidence of recent excavation or fill placement was observed on the exterior of the subject property. No evidence of current or former railway or spur lines on the subject property was 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 PE2967-1 - Site Plan.

Interior Assessment

A general description of the interior of the building at 266 Parkdale Avenue is as follows:

- Floors consist of a combination of poured concrete, vinyl floor tiles, linoleum flooring, ceramic tile, and hardwood.
- Walls consist of plaster, drywall, and wood panelling.
- Ceilings consist of suspended ceiling tiles, acoustic ceiling tiles, drywall, plaster, and stippled plaster ceiling finish
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A general description of the interior of the building at 268 Parkdale Avenue is as follows:

- Floors consist of a combination of ceramic tile, linoleum flooring, vinyl floor tiles, and laminate flooring.
- Walls consist of plaster and drywall.
- Ceilings consist of drywall, plaster, and stippled plaster ceiling finish.
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A general description of the interior of the building at 272 Parkdale Avenue is as follows:

- Floors consist of a combination of ceramic tile, wood sheeting, vinyl floor tiles, and carpet.
- Walls consist of wood panelling and drywall.
- Ceilings consist of drywall and suspended ceiling tiles.
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A general description of the interior of the building at 274 Parkdale Avenue is as follows:

- Floors consist of a combination of ceramic tile, vinyl floor tiles, laminate flooring, and poured concrete.
- Walls consist of plaster and drywall.
- Ceilings consist of drywall and plaster.
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A general description of the interior of the building at 9 Bullman Street is as follows:

- Floors consist of a combination of vinyl floor tiles, linoleum, hardwood, and poured concrete.
- Walls consist of drywall and concrete block.
- Ceilings consist of drywall.
- Lighting throughout the building is provided by fluorescent fixtures.

A general description of the interior of the building at 11 Bullman Street is as follows:

- Floors consist of a combination of poured concrete, ceramic tile, linoleum flooring, vinyl floor tiles, and carpet.
- Walls consist of plaster and drywall and concrete block.
- Ceilings consist of drywall.
- Lighting throughout the building is provided by fluorescent fixtures.

A general description of the interior of the building at 13 Bullman Street is as follows:

- Floors consist of a combination of poured concrete, ceramic tile, carpet, and laminate flooring.
- Walls consist of metal sheeting and drywall.
- Ceilings consist of drywall, plaster, and acoustic ceiling tiles.
- Lighting throughout the building is provided by fluorescent and incandescent fixtures.

A general description of the interior of the garage at 13 Bullman Street is as follows:

- Floors consist of poured concrete.
- Walls consist of concrete block.

The residential building at 266 Parkdale is currently heated by propane. Two (2) ASTs containing propane were observed on the south side of the building. Two (2) oil-fired furnaces were observed in the residential dwelling and garage at 266 Parkdale. The furnaces were out of service at the time of the investigation. The remaining site buildings are currently heated with gas. Based on the age of the subject buildings, all buildings are considered to have been heated with oil at some point in the past.

Based on the age of the subject buildings (constructed 1890s-1950s), building materials observed within the site buildings may contain asbestos. Potential asbestos-containing materials (ACMs) include acoustic ceiling tiles, suspended ceiling tiles, ceiling stipple, drywall joint compound, linoleum flooring, vinyl floor tiles, and exterior stucco. In general, these materials were observed to be in good condition at the time of the site inspection.

Based on the age of the buildings, lead-based paint may be present beneath more recent paints or on any original or older painted surfaces. Painted surfaces were generally observed to be in good condition at the time of the site inspection.

Floor drains were observed in the garage at 13 Bullman Street. A sump and a drainage trench were observed in the basement of 268 Parkdale Avenue. The sump and floor drain discharge to the City of Ottawa sewer system. No visual or olfactory evidence of contamination was observed in or around the sump and floor drains.

Chemicals within the site buildings were limited to household cleaning supplies, paint, and lubricants. The chemicals, paints, and lubricants were properly stored on shelves in original commercial containers. No concerns were identified with respect to chemical storage at the subject site.

Neighbouring Properties

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

- North - Residential dwellings, followed by Scott Street.
- South - Bullman Street, followed by residential apartment buildings.
- East - Parkdale Avenue, followed by residential dwellings.
- West - Vacant parking lot and automotive service garage, followed by a retail and commercial office building.

As discussed in previous sections, the garage to the northwest of the subject site was considered to represent a potential environmental concern. No other environmental concerns were identified with respect to the current use of immediately adjacent and neighbouring properties. Land use within the Phase I study area (250 m radius) is generally residential and commercial. Additional Potentially Contaminating Activities are shown on Drawing PE2967-2.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

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

Table 4 - Land Use History				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
266 Parkdale Avenue				
Prior to 1928	Various Individuals	Residential (exact date of construction unknown)	Vacant or Residential	Site is present in its current configuration in 1928 aerial photograph.
1928-2012	Various Individuals	Residential	Residential	Site is present in its current configuration.
2012-Present	Richcraft (Bullman) Ltd.	Residential	Residential	Site is present in its current configuration.
268 Parkdale				
Prior to 1928	Various Individuals	Residential (exact date of construction unknown)	Vacant or Residential	Site is present in its current configuration in 1928 aerial photograph.
1928-2012	Various Individuals	Residential	Residential	Site is present in its current configuration.
2012-Present	Richcraft (Bullman) Ltd.	Residential	Residential	Site is present in its current configuration.
272 Parkdale				
Prior to 1928	Various Individuals	Residential (exact date of construction unknown)	Vacant or Residential	Current site building is present in 1928 aerial photograph.
1928-1990s	Various Individuals	Residential	Residential	Current site building is present.
1990s-2012	Various Individuals	Cafe Layali Eshark (Restaurant)	Commercial, Residential	Restaurant on ground floor, residential units above.
2012-Present	Richcraft (Bullman) Ltd.	Residential	Residential	Restaurant on ground floor, residential units above.

Table 4 - Land Use History - Continued				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
274 Parkdale Avenue				
Prior to 1928	Various Individuals	Residential (exact date of construction unknown)	Vacant or Residential	Current site building is present in 1928 aerial photograph.
1928-1978	Various Individuals	Residential	Residential	Current site building is present.
1978-2013	Various Individuals	Alfa Diner (restaurant)	Commercial, Residential	Restaurant on ground floor, residential units above.
2013-Present	Richcraft (Bullman) Ltd.	Residential	Residential	Restaurant on ground floor, residential units above.
9 Bullman Street				
Prior to 1950	Various Individuals	Vacant	Vacant	Chain of Title shows various individuals dating to prior to 1875.
1950-1951	Westboro General Contractors	Under Development	Residential	Inferred date of development from chain of title.
1951-2012	Various Individuals	Residential	Residential	Current building appears on 1956 FIPs and 1958 air photo.
2012-Present	Richcraft (Bullman) Limited	Residential/ Commercial	Residential/ Commercial	Residential
11 Bullman Street				
Prior to 1952	Various Individuals	Vacant	Vacant	Chain of Title shows various individuals dating to prior to 1875.
1952	Westboro General Contractors	Under Development	Residential	Current building appears on 1956 FIPs and 1958 air photo.
1952-2012	Various Individuals	Residential	Residential	Listed as a residential dwelling.
2012-Present	Richcraft (Bullman) Limited	Residential	Residential	Residential dwelling.

Table 4 - Land Use History - Continued				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, FIPs, etc.
13 Bullman Street				
Prior to 1944	Various Individuals	Vacant	Vacant	Current building not shown on 1928 air photo.
1944-1964	Various Individuals	Residential	Residential	Current building first appears on 1944 air photo.
1964-1980s	Various Individuals	Outboard motor sales & service	Commercial	Listed in directories as Stan's Outboard Motor Repair.
2012-Present	Richcraft (Scott) Limited	Residential/ Commercial	Residential/ Commercial	Residential listings and offices.

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 presence of the garage building on the subject site, the presence of the garage to the northwest of the subject site, and the site’s historical listing as an outboard motor sales and repair shop.
- 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 fuel oil ASTs observed on the subject site.

Additional Potentially Contaminating Activities outside of the subject property but within the Phase I study area are shown on Drawing PE2967-2 - 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 5. 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)
1518 Scott Street (former 1536 Scott Street)	Approximately 10 m north of 266 Parkdale Avenue	Historical and current use of property as automotive service garage - Item 27, Table 2, O.Reg. 153/04 (Garages, etc.)	Off-site	PHCs F1-F4, VOCs	Groundwater
13 Bullman Street	West portion of subject property	Historical use of property as outboard motor repair shop - Item 27, Table 2, O.Reg. 153/04 (Garages, etc.)	On-site	PHCs F1-F4, BTEX.	
266 Parkdale Avenue	North portion of subject property.	ASTs containing fuel oil observed; Item 28, Table 2, O.Reg. 153/04 (Gasoline and Associated Products Storage in Fixed Tanks)	On-site	PHCs F1-F4, BTEX.	Soil, Groundwater
290 Parkdale Avenue	Approximately 20 m south of subject property	Contractor's Yard; Item 27, Table 2, O.Reg. 153/04 (Garages, etc.)	Off-site	PHCs F1-F4, BTEX	Groundwater
300 Parkdale Avenue	Approximately 35 m south of subject property.	MOM Printing; Item 31, Table 2, O.Reg. 153/04 (Ink Bulk Storage, etc.)	Off-site	VOCs	Groundwater
320 Parkdale Avenue	Approximately 70 m south of subject property	Dominion Loose Leaf Printing Co. Ltd.; Item 31, Table 2, O.Reg. 153/04 (Ink Bulk Storage, etc.)	Off-site	VOCs	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:

- BTEX - this suite of parameters includes Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), associated with gasoline and diesel fuel. These parameters were selected as CPCs based on the presence of the garage at 1518 Scott Street and the former outboard motor repair shop on-site. BTEX may be present in the soil matrix as well as in the dissolved phase in the groundwater system.

- Volatile Organic Compounds (VOCs) – this suite of parameters includes chlorinated solvents and degradation products (Tetrachloroethylene, Trichloroethylene, Dichloroethylenes, and Vinyl Chloride) associated with de-greasing and dry cleaning, as well as chloroform, a byproduct of chlorine disinfection of municipally-treated water. These parameters were selected as CPCs for the Phase I study area due to the potential historical use of non-hydrocarbon solvents at the historical outboard motor shop on-site and the garage to the north. VOCs may be present in the soil matrix as well as in the dissolved phase in the groundwater system.
- 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 presence of the automotive service garage at 1518 Scott Street and the historical use of fuel oil for heating at the subject site, including the presence of two (2) ASTs. 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.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on information from the Geological Survey of Canada mapping and the 2013 subsurface investigation, drift thickness in the area of the subject site is on the order of 0.9 to 1.6 m. Overburden soils consist of glacial till, and bedrock consists of Bobcaygeon Formation limestone.

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 subject site has been developed with the current buildings for a long period of time and no soil disturbance was evident during the site visit, 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 buildings and paved parking areas, but may still occur in permeable areas such as lawns or gravel parking areas

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:

- 266 Parkdale Avenue: Residential dwelling with a detached garage.
- 268 Parkdale Avenue: Vacant residential dwelling.
- 272 Parkdale Avenue: Former residential building converted to commercial (Café Layali Eshark) with a residential apartment on the upper floor.
- 274 Parkdale Avenue: Former residential building converted to commercial (Alfa Diner) with a residential apartment on the upper floors.
- 9 Bullman Street: Former residential building converted to commercial (office).
- 11 Bullman Street: Residential dwelling.
- 13 Bullman Street: Former residential building converted to commercial (Euro Sport bicycle sales and repair) with residential apartments on upper floors. A single-storey slab-on-grade wood frame garage is present to the north.

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 700 m 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 PE2967-2 - 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 the historical use of the subject site as an outboard motor shop, the presence of the ASTs containing fuel oil, the historical presence of the contractors' yard and printing business to the south of the subject site, and the presence of the garage to the north at 1518 Scott Street. 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.**

Several potential asbestos-containing materials (ACMs) were identified during the site inspection. 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 the site buildings will be required to be conducted in accordance with the Occupational Health and Safety Act.

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 Richcraft Group of Companies. Permission and notification from Richcraft 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:

- Richcraft Group of Companies (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 PE2967-1 – SITE PLAN

DRAWING PE2967-2 – SURROUNDING LAND USE

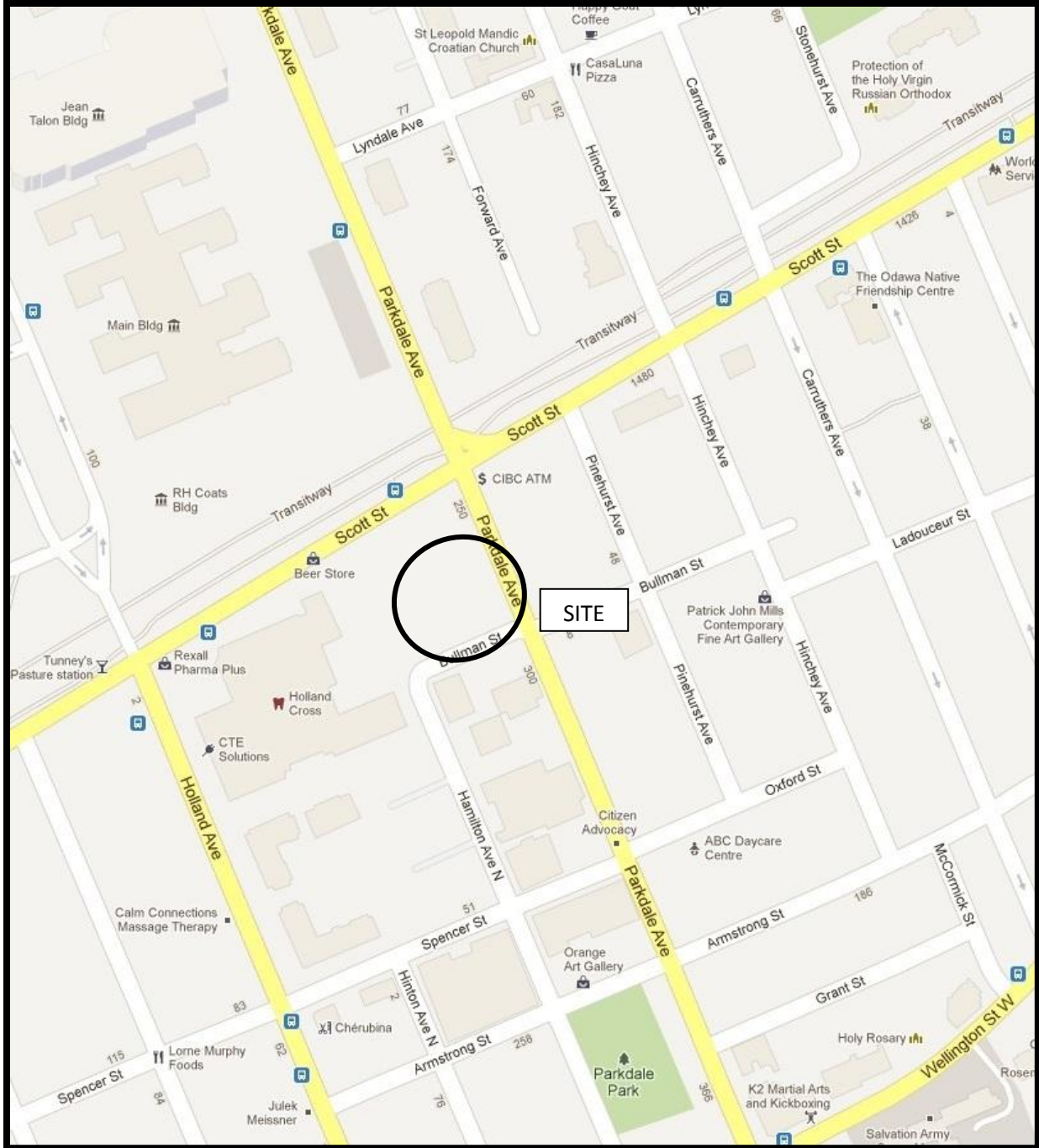


FIGURE 1
KEY PLAN

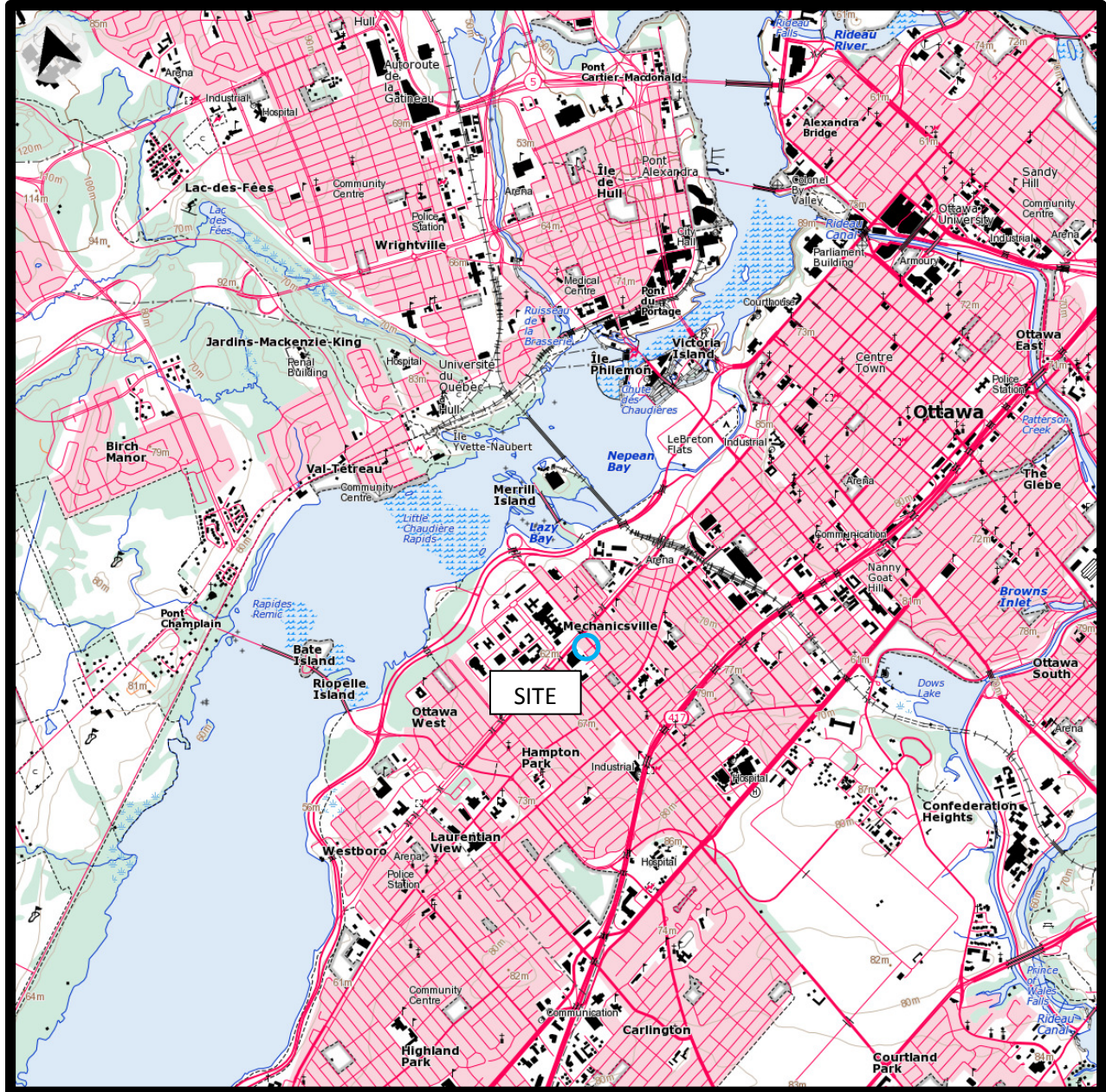
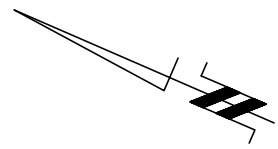


FIGURE 2
TOPOGRAPHIC MAP



SCOTT STREET

BULLMAN STREET

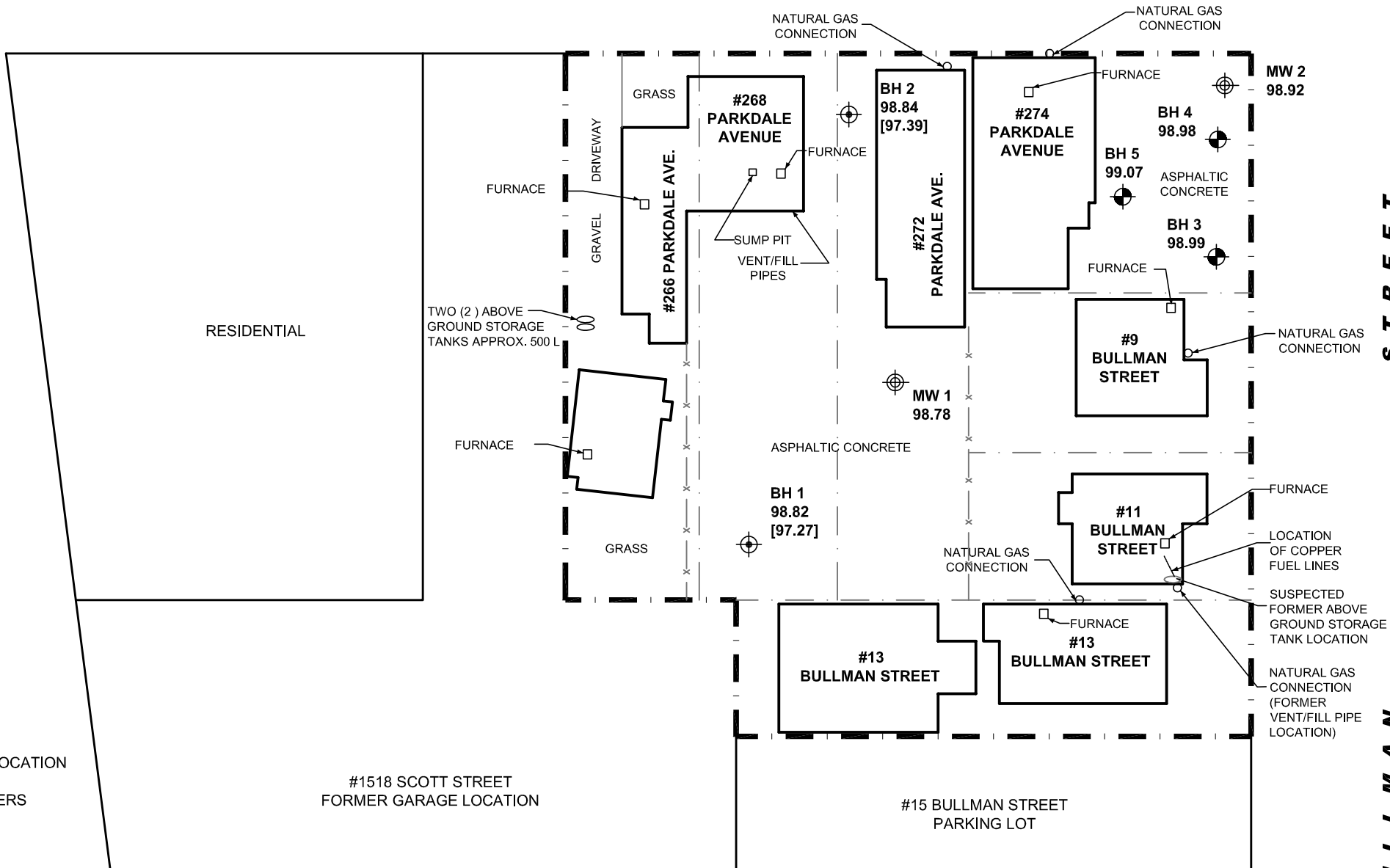
STREET

BULLMAN

RESIDENTIAL

RESIDENTIAL

PARKDALE AVENUE



LEGEND:

- BOREHOLE LOCATION
- BOREHOLE WITH MONITORING WELL LOCATION
- MONITORING WELL LOCATION BY OTHERS
- 98.82 GROUND SURFACE ELEVATION (m)
- [97.27] BEDROCK SURFACE ELEVATION (m)
- (97.0) GROUNDWATER SURFACE ELEVATION (m)

TBM - TOP SPINDLE OF FIRE HYDRANT. ASSUMED ELEVATION = 100.00m

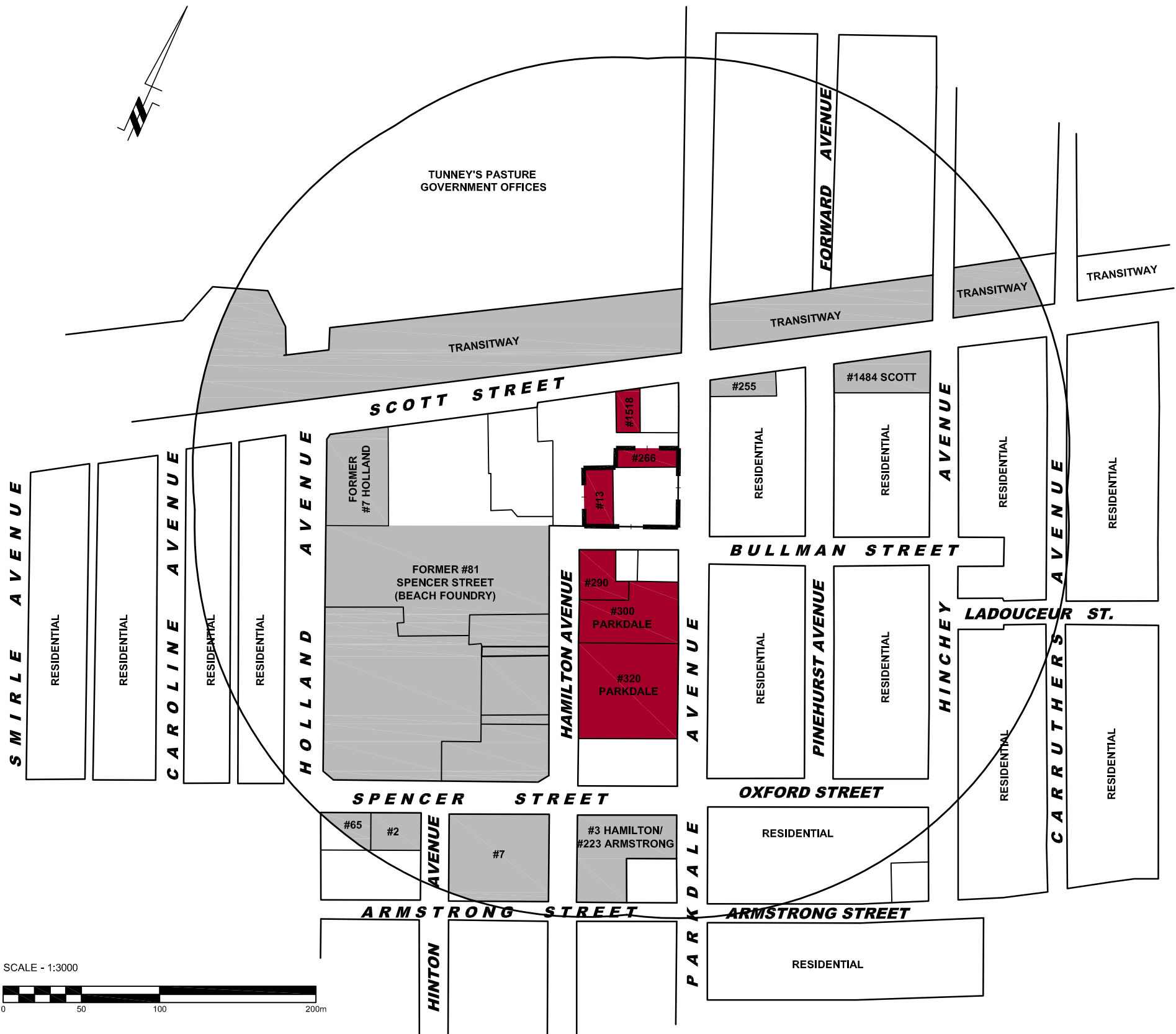
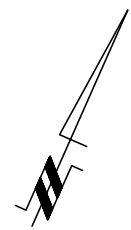
patersongroup
consulting engineers
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

Scale:	1:400
Des.:	EJL
Dwn:	MPG
Chkd:	MSD

RICHCRAFT GROUP OF COMPANIES
PHASE I - II ENVIRONMENTAL SITE ASSESSMENT
266, 268, 272 & 274 PARKDALE AVENUE
9, 11 & 13 BULLMAN STREET
OTTAWA, ONTARIO

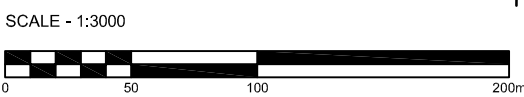
TEST HOLE LOCATION PLAN

Dwg. No.	PE2967-1
Report No.:	PE2967-1
Date:	06/2013



LEGEND

- POTENTIALLY CONTAMINATING ACTIVITIES
- CURRENT TRANSITWAY ALIGNMENT - FORMER RAIL LINE, PRIOR TO 1980s (FIPs)
- BLOCK BOUNDED BY HOLLAND, HAMILTON, SPENCER AND BULLMAN - FORMER BEACH FOUNDRY, 1922-1960 (FIPs, DIRECTORIES, INDUSTRIAL SITES LISTING)
- #223 ARMSTRONG STREET & #3 HAMILTON AVENUE - FORMER MANUFACTURING FACILITY (HONEYWELL, SPERRY GYROSCOPES, ONTARIO HUGHES-OWENS COMPANY), 1920s-1960s (DIRECTORIES)
- #7 HOLLAND AVENUE - FORMER RETAIL FUEL OUTLET, 1950s-1970s (DIRECTORIES, FIPs)
- #65 HOLLAND AVENUE - FORMER GARAGE AND RETAIL FUEL OUTLET (1940s-1990s) - DIRECTORIES, FIPs
- #2 HINTON AVENUE - FORMER FOUNDRY (FIPs)
- #7 HINTON AVENUE (FORMERLY #1) - CANADA WIRE CLOTH COMPANY (DIRECTORIES, INDUSTRIAL SITES, FIPs)
- #255 PARKDALE AVENUE (FORMERLY 1446 SCOTT STREET) - RETAIL FUEL OUTLET, 1950s-1970s; AUTOMOTIVE SERVICE GARAGE, 1950s-PRESENT (DIRECTORIES, FIPs)
- #1484 SCOTT STREET - STAN'S OUTBOARDS (1956 FIP), RETAIL FUEL OUTLET, 1950s-1970s (DIRECTORIES)
- AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
- #13 BULLMAN STREET - OUTBOARD MOTOR REPAIR, 1960s-1970s (DIRECTORIES)
- #266 PARKDALE AVENUE - ASTs CONTAINING FUEL OIL IDENTIFIED DURING SITE VISIT
- #290 PARKDALE AVENUE - CONTRACTOR'S YARD, 1950s (FIPs)
- #300 PARKDALE AVENUE - PRINTER, 1970s-1990s (DIRECTORIES)
- #320 PARKDALE AVENUE - PRINTER, 1920s-1950s (DIRECTORIES, FIPs)
- #1518 SCOTT STREET (FORMER #1530) - GARAGE, 1950s-2000s (FIPs, DIRECTORIES)



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Scale: 1:3000
 Des.: DJA
 Dwn.: DJA
 Chkd: MSD

RICHCRAFT GROUP OF COMPANIES
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 266, 268, 272, & 274 PARKDALE AVENUE,
 9, 11, & 13 BULLMAN STREET
 OTTAWA, ONTARIO

SURROUNDING LAND USE

Dwg. No. **PE2967-2**
 Report No. PE2967-2
 Date: 07/2013

APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 266 Parkdale Ave, Ottawa
(PIN 04034-0014)

Part lot 17, Plan 58, W/S Parkdale Ave,
as in N652627
City of Ottawa
July 11, 2013

Deed 2884 registered July 23, 1874
From Joseph Hinton to M. W. Naughton

Deed 5527 registered Nov 21, 1877
From M. W. Naughton to P. J. Gelhausen

Deed 15483 registered Oct 9, 1891
From Estate of Peter J. Gelhausen to James Gaffney

Deed 1108 registered Aug 21, 1900
From James Gaffney to Thomas Potvin

Deed 1109 registered Aug 21, 1900
From Thomas Potvin to Peter Potvin

Deed 1515 registered Nov 4, 1902
From Peter Potvin to William Crabb

Deed N652627 registered March 4, 1993
From Catherine Bernice Crabbe to Catherine Bernice Crabbe and Kathryn Bernice Crabbe

Survivorship Application OC310520 registered March 18, 2004
From Estate of Catherine Bernice Crabbe to Kathryn Bernice Crabbe

Deed OC657983 registered Nov 6, 2006
From Kathryn Bernice Crabbe to Robert Earl Crabbe

Deed OC1405012 registered Aug 31, 2012
From Robert Earl Crabbe to Richcraft (Bullman) Ltd.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 268 Parkdale Ave, Ottawa
(PIN 04034-0013)

Part lot 16, Plan 58, W/S Parkdale Ave,
as in CR539872
City of Ottawa
July 11, 2013

Deed 2884 registered July 23, 1874
From Joseph Hinton to M. W. Naughton

Deed 4942 registered Jan 11, 1877
From M. W. Naughton to Margaret Young

Deed 1818 registered Dec 30, 1904
From Margaret Young to William Thomas Young

Deed 225330 registered July 26, 1938
From Estate of William T. Young to Emily Young

Deed 539872 registered March 25, 1968
From Estate of Emily Young to Bessie Florence Young

Deed 1233178 registered Sept 30, 1999
From Bessie Florence Young to 3355497 Canada Corporation and Azonia Mtanos

Deed OC153716 registered Dec 18, 2002
From 3355497 Canada Corporation and Azonia Mtanos to Tony Saikaly and Azonia Mtanos

Deed OC318700 registered April 14, 2004
From Tony Saikaly and Azonia Mtanos to Azonia Mtanos

Deed OC1347218 registered March 30, 2012
From Azonia Mtanos to Richcraft (Bullman) Ltd.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 272 Parkdale Ave, Ottawa
(PIN 04034-0012)

Part lot 16, Plan 58, W/S Parkdale Ave,
as in CR565514
City of Ottawa
July 11, 2013

Deed 2884 registered July 23, 1874
From Joseph Hinton to M. W. Naughton

Deed 4942 registered Jan 11, 1877
From M. W. Naughton to Margaret Young

Deed 334 registered July 17, 1896
From Margaret Young to George Young

Deed 434046 registered Oct 25, 1961
From Frederick W. L. Young to Emile Ladouceur and Beatrice Ladouceur
**got title from Estate of George Young

Deed 488539 registered Jan 11, 1965
From Beatrice Ladouceur to Jean C. Dube and Rollande Dube

Deed 550134 registered Oct 23, 1968
From Jean C. Dube and Rollande Dube to Denis Fontaine and Cecile Fontaine

Deed 565507 registered Sept 26, 1969
From Denis Fontaine and Cecile Fontaine to Jean C. Dube and Rollande Dube

Deed 565514 registered Sept 26, 1969
From Jean C. Dube and Rollande Dube to Harba Saikaley

Lease 566264 registered Oct 14, 1969
From Harba Saikaley to Samir Noufal and Samira Karam

Lease 701030 registered Nov 30, 1976
From Harba Saikaley to Lorraine Lussier Faouaz

Deed OC1347217 registered March 30, 2012
From Harba Saikaley to Richcraft (Bullman) Ltd.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 274 Parkdale Ave, Ottawa
(PIN 04034-0011)

Part lot 15, Plan 58, W/S Parkdale Ave,
as in NS179734
City of Ottawa
July 11, 2013

Deed 2885 registered July 23, 1874
From Joseph Hinton to John MacPherson

Deed 5276 registered June 21, 1877
From Joseph Hinton to John McPherson

Mortgage 5277 registered June 21, 1877
From John MacPherson to Rev Jas. McCormack

Assignment of Mortgage 7117 registered Jan 12, 1881
From Rev. Jas. McCormack to Martin O'Yara

Deed 6 registered March 20, 1895
From M. O'Yara to Patience Young

Deed 2379 registered Dec 6, 1907
From Estate of Patience Young to Timothy Fitzpatrick

Deed 2669 registered Oct 31, 1908
From Estate of Timothy Fitzpatrick to Edward Fitzpatrick

Quit Claim Deed 89707 registered April 30, 1909
From John McPherson to Patience Young

Deed 89708 registered April 30, 1909
From Edward Fitzpatrick to Sarah L. E. French

Deed 253708 registered July 16, 1945
From Estate of Sarah L. E. French to William Jones and Margaret N. Jones

Deed 364383 registered Oct 2, 1957
From Margaret N. Jones to Lorette Dugas

Deed 454663 registered Jan 15, 1963
From Lorette Dugas to Marcel Dugas

Deed 463555 registered Aug 1, 1963
From Marcel Dugas to Rene Goulet

Deed NS57724 registered June 29, 1979
From Rene Goulet to Ivan Vicha

Asst for benefit of creditors NS179298 registered Feb 14, 1983
D. & A. MacLeod Company Ltd. is appointed for Ivan Vicha (bankrupt)

Deed NS179734 registered Feb 16, 1983
From D. & A. MacLeod Company Ltd. to Diab Elias and Hafiza Elias

Deed 1037876 registered April 14, 1997
From Diab Elias and Hafiza Elias to Hafiza Elias

Deed OC1444869 registered Jan 11, 2013
From Hafiza Elias to Richcraft (Bullman) Ltd.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 9 Bullman St, Ottawa

(PIN 04034-0009)

Part lot 15, Plan 58, W/S Parkdale Ave,

as in N579373

City of Ottawa

July 11, 2013

Deed 2885 registered July 23, 1874
From Joseph Hinton to John MacPherson

Deed 5276 registered June 21, 1877
From Joseph Hinton to John McPherson

Mortgage 5277 registered June 21, 1877
From John MacPherson to Rev Jas. McCormack

Assignment of Mortgage 7117 registered Jan 12, 1881
From Rev. Jas. McCormack to Martin O'Yara

Deed 6 registered March 20, 1895
From M. O'Yara to Patience Young

Deed 2379 registered Dec 6, 1907
From Estate of Patience Young to Timothy Fitzpatrick

Deed 2669 registered Oct 31, 1908
From Estate of Timothy Fitzpatrick to Edward Fitzpatrick

Quit Claim Deed 89707 registered April 30, 1909
From John McPherson to Patience Young

Deed 89708 registered April 30, 1909
From Edward Fitzpatrick to Sarah L. E. French

Deed 253708 registered July 16, 1945
From Estate of Sarah L. E. French to William Jones and Margaret N. Jones

Deed 286981 registered Nov 14, 1950
From William Jones and Margaret N. Jones to Hormidas & Raymond L. Lacroix cob as
Westboro General Contractors

Deed 290018 registered April 4, 1951
From Hormidas & Raymond L. Lacroix cob as Westboro General Contractors to Frederick A.
Bonshor and Florence Bonshor

Deed 597970 registered Sept 9, 1971
From Estate of Frederick A. Bonshor to Maurice Dore and Lea Dore

Deed NS105149 registered Dec 1, 1980
From Maurice Dore and Lea Dore to Josephine M. Milford

Deed NS270868 registered March 20, 1985
From Estate of Josephine Milford to Thomas Ellard Young

Deed N579373 registered June 20, 1991
From Estate of Thomas Ellard Young to Ronald Meers

Deed 979893 registered May 31, 1996
From Estate of Ronald Alfred Meers to Gwen Audrey Meers

Deed 1092176 registered Dec 1, 1997
From Gwen Audrey Meers to Daniel Hebert

Deed OC692161 registered Feb 28, 2007
From Daniel Hebert to 6701035 Canada Ltd.

Deed OC1380709 registered July 3, 2012
From 6701035 Canada Ltd. to Richcraft (Bullman) Ltd.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 11 Bullman St, Ottawa

(PIN 04034-0010)

Part lot 15, Plan 58, W/S Parkdale Ave,

as in CR537757

City of Ottawa

July 11, 2013

Deed 2885 registered July 23, 1874
From Joseph Hinton to John MacPherson

Deed 5276 registered June 21, 1877
From Joseph Hinton to John McPherson

Mortgage 5277 registered June 21, 1877
From John MacPherson to Rev Jas. McCormack

Assignment of Mortgage 7117 registered Jan 12, 1881
From Rev. Jas. McCormack to Martin O'Yara

Deed 6 registered March 20, 1895
From M. O'Yara to Patience Young

Deed 2379 registered Dec 6, 1907
From Estate of Patience Young to Timothy Fitzpatrick

Deed 2669 registered Oct 31, 1908
From Estate of Timothy Fitzpatrick to Edward Fitzpatrick

Quit Claim Deed 89707 registered April 30, 1909
From John McPherson to Patience Young

Deed 89708 registered April 30, 1909
From Edward Fitzpatrick to Sarah L. E. French

Deed 253708 registered July 16, 1945
From Estate of Sarah L. E. French to William Jones and Margaret N. Jones

Deed 289194 registered March 3, 1981
From Hormidas & Raymond L. Lacroix to Manley Sweet and Marion Sweet

Deed 298188 registered Feb 1, 1952
From William Jones and Margaret N. Jones to Hormidas & Raymond L. Lacroix

Deed 537757 registered Jan 29, 1968
From Manley Sweet and Marion Sweet to Marion Sweet

Deed 1352813 registered Jan 5, 2001
From Estate of Marion Sweet to Frances Mary Laffey

Deed OC1369161 registered June 4, 2012
From Frances Mary Laffey to Richcraft (Bullman) Ltd.

READ ABSTRACTS LIMITED

ENVIRONMENTAL SEARCH

Att: Daniel Arnott

Ref: 13 Bullman St, Ottawa

(PIN 04034-0020)

Part lot 1, Plan 58, N/S Bullman Ave,

as in N614153

City of Ottawa

July 11, 2013

Deed 2884 registered July 23, 1874
From Joseph Hinton to M. W. Naughton

Deed 5527 registered Nov 21, 1877
From M. W. Naughton to P. J. Gelhausen

Tax Deed 1681 registered Nov 18, 1903
From The County of Carleton to Elizabeth A. Stott

Deed 2277 registered May 31, 1907
From Elizabeth A. Stott to William Thomas Young

Deed 127106 registered July 29, 1914
From Elizabeth A. Stott to William T. Young

Deed 225330 registered July 26, 1938
From Estate of William T. Young to Emily Young

Deed 238905 registered July 7, 1942
From Emily Young to Desire Vachon

Deed 280128 registered Oct 26, 1949
From Desire Vachon to David Vachon

Deed 280129 registered Oct 26, 1949
From David Vachon to Joseph R. J. O. Despatie and Marie G. D. Despatie

Deed 390412 registered June 30, 1959
From Joseph R. J. O. Despatie and Marie G. D. Despatie to Raymond Gryszczyk and Margaret
Gryszczyk

Deed 456017 registered Nov 29, 1961
From Raymond Gryszyk and Margaret Gryszyk to Maurice F. Dore

Deed 448020 registered Aug 21, 1962
From Maurice F. Dore to Leon Beaulne

Deed 541853 registered May 6, 1968
From Leon Beaulne to Maurice Dore and Lea Dore

Deed NS188176 registered April 28, 1983
From Maurice F. Dore and Lea Dore to Maurice F. Dore

Deed N614153 registered April 10, 1992
From Maurice Fernand Dore to Maurice Fernand Dore and Lea Dore

Deed 1060028 registered July 21, 1997
From Estate of Lea Dore to Maurice Fernand Dore

Deed OC158880 registered Jan 10, 2003
From Maurice Fernand Dore to Christine Louise Masotti

Deed OC815286 registered Jan 11, 2008
From Christine Louise Masotti to Carlo Dal-Cin and Lynn Dal-Cin

Deed OC1380044 registered June 29, 2012
From Carlo Dal-Cin and Lynn Dal-Cin to Richcraft (Scott) Ltd.



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1944



AERIAL PHOTOGRAPH
1958



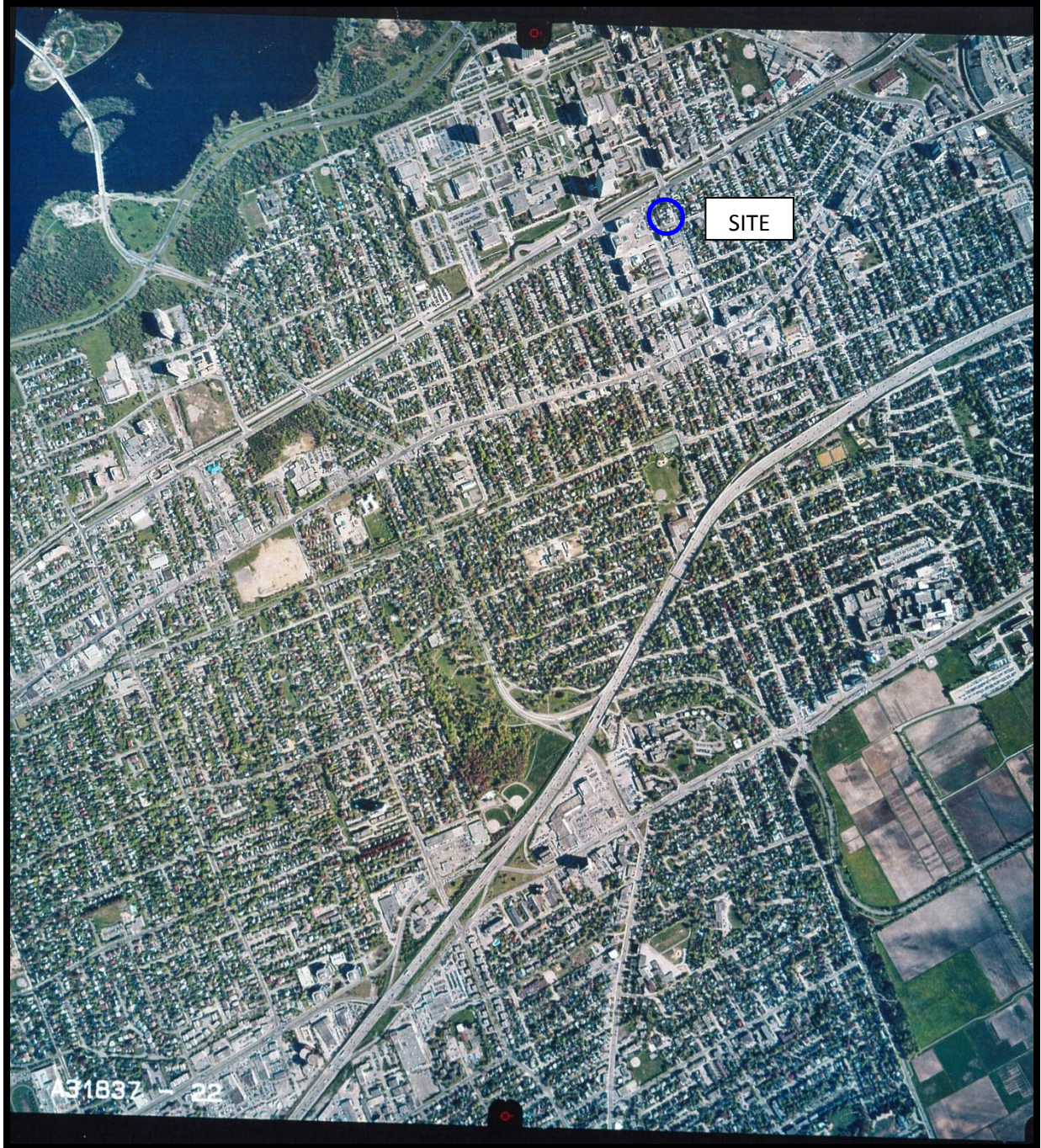
AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1986



AERIAL PHOTOGRAPH
1995



AERIAL PHOTOGRAPH
2002

Site Photographs

PE2967

Parkdale Avenue at Bullman Street, Ottawa, ON

April 4, 2013



Photograph 1: ASTs on the exterior of the subject site (266 Parkdale).

APPENDIX 2

MOE FREEDOM OF INFORMATION REQUEST AND RESPONSE

CITY OF OTTAWA HLUI SEARCH RESULTS

TSSA CORRESPONDENCE

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 28, 2013

Sean Moggridge
Paterson Group Inc
154 Colonnade Rd
Ottawa, ON K2E 7J5

Dear Sean Moggridge:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2013-02488, Your Reference #: PE2967**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 13 Bullman Street, Ottawa.

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement 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 partial access to the attached information as the identity of the complainants has been removed to protect privacy (Section 21(1)(f) of the Act).

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 17 pages @ \$0.20/page	\$ 3.40
• Delivery	3.00
• Total	\$ 36.40
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 6.40

To conduct a search through the files of the Environmental Assessment and Approvals Branch requires an additional 8 hours. If you would like us to search for Certificates of Approval at the Environmental Assessment and Approvals Branch, **please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$240.00.** Credit card forms are available on the Ministry's website (<http://www.ene.gov.on.ca>) under the heading "About the Ministry". Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Approvals Branch, the time for answering your request will be extended for an additional 30 days.

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 Karen Dias at (416) 314-6129.

Yours truly,



hr
Heidi Ritscher
FOI Manager

Attachments



OCCURENCE REPORT

Location of Occurrence: OTTAWA CITY 13 BULLMAN ST., ONTARIO K1Y 2S0

Source: CARRLAGE HOUSE RESTORATION & A 13 BULLMAN ST., OTTAWA, ONT. K1Y 2S0

Reg: 4 Dist: OT Municipality: 20107

Sector: Source: SIC:

Entered: 2001/04/30 13:49 ORIS No. 9940007416

UTM: N: [] E: [] Zone: []

Abstracts: 0 Diaries: 0

Received By: CAROL BOOTH

Batch: 3852 i. E. B. No.

Occurrence Type: O Subtype: 99

Occurrence Date: 2001/04/30

Work Plan: WH

Occurrence Time:

Reported By: LACOMBE WASTE SERVICES

Report to MOE : 2001/04/30 00:00

Telephone No. 613-822-2700 x Alternate No. x

MOE at Scene:

Assigned To: TOR RUSTAD

Address: 5573 POWER ROAD GLOUCESTER, ONTARIO Postal Code: K1G 3N4

ERP Contacted:

Callout: [] ERP Name: NSP: []

Syn: ISSUED EMERGENCY GENERATOR NUMBER

Brief Summary: ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST: MM99076-0-1, FOR WASTE CLASS NUMBER 145H WASTE(PAINT RELATED MATERIALS).

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X Abatement IEB Other BF Date:

File Closed: Y Abatement: iEB Other Suspected Violation:

Report Prepared By: CAROL BOOTH Date: 30/04/2001

IEB Investigator: IEB BF Date

Approving Officer: PAUL KEHOE Date: 30/04/2001

Reviewing Officer: Date

Specify number(s) for routing Original [] [] [] [] []

Continued [] Yes

Specify number(s) for copy distribution [] [] [] [] [] []

- 1. investigator/E.O. 2. D. O. /File 3. SAC (initial spills) 4. Reg. Dir. / Mgr. 5. IEB Reg. Spv 6. IEB H.O./file 7. Other

SAC Action Class: 1: 2:

Material 1: Amount: Material 2: Amount: Material 3: Amount:

Code : UN No.: Code : UN No.: Code : UN No.:

Cause :

Reason :

Person In Control:

Owner :

Agencies Involved :

Clean up and Restoration Carried out by:

Controller

Owner

Other

% Cleaned up:

Estimated Cost:

Were Directions or Approval Given Under

EPA Part X

Regulation 362

Manifest No.

Waste Class :

Hauler :

Disposal Site :

Environmental Impact:

Nature of Impact:

People/Business Damaged

(Other than to Owner/Controller) :

Nature of Damage:

Code . . :

Code . . :

Waste GenNum :

Waste GenNum :

Code . . :

Code . . :

Code . . :

Code . . :

Code . . :



INCIDENT REPORT

Ministry of the
Environment

Reference Number:	0144-6M5JXW	File Storage Number:	SI OC OT AR 100
Module:	Incident Reporting	Module Type:	Pollution incident Report (PIR)
Cross Reference:	3737-6M2HAU (doc link)	Task Link:	0864-6M5KEH
Originating Document:		Created by:	Janet Mathenge
Date Created:	2006/02/18	Date Completed:	2006/03/11
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Hazardous & Liquid industrial	Activity:	Pollution Incident Reports

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes No To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By: _____ **Name of Company:** _____
First Name s.21 Last Name

Contact Mailing Address

Civic Address: _____
s.21

Unit Identifier:

Delivery Designator:

Delivery Identifier:

Municipality:

Postal Station:

Province/State:

Postal Code:

Greater Sudbury

Ontario

Telephone Number: _____
s.21

Extension:

Other Number:

Email Address:

Reported By: _____

MOE Information

Date & Time Reported to MOE: 2006/02/18 09:13

Office Receiving Incident Report: Spills Action Centre

incident info Received By: Janet Mathenge

MOE Response: No Further Response (PR-PIR Table A) **Site Region:** Eastern

Date & Time of MOE Arrival at Scene: 2006/02/27 13:50

Master incident Report Number:

SAC Action Class: Pollution Incident Reports (PIRs) and "Other" calls

Non-Standard Procedure: No

ERP Call-out Initiated: No

Client(s)

Information

Show Map:

Carriage House Furniture <UNOFFICIAL>

Mailing Address: 13 Bullman Avenue, , Ottawa, Ontario, Canada, K1Y 2S2

Physical Address: Concession: , Plan: , 13 Bullman Avenue , Ottawa, City, Ontario, Canada, K1Y 2S2

Telephone: (613)759-8400, FAX:

Client Type: Sole Proprietor, NAICS: 81299

Site(s)

Information

Show Map

s.21

<UNOFFICIAL>

Address: Lot: , Part: , 13 Bullman St., Ottawa, City,

District Office: Ottawa

GeoReference: Map Datum: , Accuracy Estimate: , UTM Easting: , UTM Location Description: ,

LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude:

Incident Information

Incident Summary: Illegal disposal of waste.
cannot be longer than 60 characters

Incident Description: Caller reported that the owner of Carriage House Furniture Restoration (Christine Masotti) has arranged for waste to be disposed of illegally. The company has a disposal permit but went through a third party to dispose of chemicals, strippers, thinners that was left behind in one of their closed shops. Caller believes the new owners of the shop who do not have a license to dispose of waste disposed of the materials illegally.

This incident is a duplicate of IDS Incident Report 3737-6M2HAU. The Caller in both incident reports is the same. Caller was contacted on Monday, March 6, 2006 and a message was left indicating the Ministry's actions (a message was left so the Caller would not have to phone long distance to Ottawa).

No further action required. Document and file.

Links & Comments:

Attachments Names:

Date & Time of Incident: 2006/02/18

Source Type: Other

Sector Type:

Nearest Watercourse:

Watershed Category Code:

Environmental impact: Not Anticipated

Nature of impact: Other Impact(s)

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table

Ministry of the Environment
Eastern Region
Ottawa District Office
2430 Don Reid Drive
Ottawa ON K1H 1E1
Fax: (613)521-5437
Telephone: (613) 521-3456 Ext. 233

Ministère de l'Environnement
Direction régionale de l'Est
Bureau du district d'Ottawa
2430 Chemin Don Reid
Ottawa ON K1H 1E1
Télécopieur: (613)521-5437
Téléphone : (613) 521-3456 Ext. 233



March 1, 2006

Christina Masotti, operating as Carriage House Restoration
13 Bullman Avenue
Ottawa, ON K1Y 2S2

RE: Requirement for a Certificate of Approval (Air)
Reference Number 3737-6M2HAU

Dear Ms. Masotti:

Please find enclosed an application form for a Certificate of Approval (Air) (a "Certificate"), guidance manuals and a schedule of fees.

A site visit conducted at the address noted above on February 27, 2006, indicated that you use a fan to expel paint fumes or fumes from paint stripping to the natural environment. It was also noted during the site visit that you installed a new fan in the exhaust system in 2003.

Therefore, the Ministry is writing to you to request that you submit an application for a Certificate for the new fan that was installed in 2003 as these fumes are considered to be a contaminant. Section 9 of the *Environmental Protection Act* requires you to obtain a Certificate in order to discharge these fumes into the natural environment.

Please submit an application, fees and supporting documents to the Ministry of the Environment, Environmental Assessment and Approvals Branch, 2 St. Clair Avenue, West, Floor 12A, Toronto, ON M4V 1L5, by Monday, May 29, 2006.



Please also submit a copy of the application and supporting documents to the undersigned officer's attention by Monday, May 29, 2006, at: Ministry of the Environment, 2430 Don Reid Drive, Suite 103, Ottawa, ON K1H 1E1.

Please let me know if you have any questions.
Yours truly,

A handwritten signature in black ink that reads "Tor Rustad".

Tor Rustad
Senior Environmental Officer (bil.)
Ottawa District Office

INCIDENT REPORT

Reference Number:	3116-8R3R2V	File Storage Number:	SI OT OT
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	8330-8R3RBR 
Originating Document:		Created by:	Tor Rustad
Incident Report Reference Number:		3116-8R3R2V 	
Date Created:	2012/02/01	Date Completed:	2012/02/03
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Hazardous & Liquid industrial	Activity:	HWIN Generator Exception

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes No To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:

First Name	Last Name
Tor	Rustad

Contact Mailing Address

Municipality:

Ottawa

Reported By:

MOE Information

Date & Time Reported to MOE: 2012/02/01 14:33

Office Receiving Incident Report: Ottawa District Office

Incident Info Received By: Tor Rustad

MOE Response: No Field Response

Site Region: Eastern

Date & Time of MOE Arrival at Scene:

Master incident Report Number:

SAC Action Class:

Non-Standard Procedure: No

ERP Call-out Initiated:

Client(s)

Information
Show Map

s.N/R

.....
Carriage House Antiques & Restoration<UNOFFICIAL>

Mailing Address: 13 Bullman Drive, A, , Ottawa, Ontario, Canada, K1Y 2S2

Physical Address: Concession: , Plan: , 13A Bullman Drive, Ottawa, City, Ontario, Canada, K1Y 2S2

Telephone: (613)759-8400, FAX:

.....

s.N/R

Site(s)

Information
Show Map

s.N/R

.....
13A Bullman Avenue<UNOFFICIAL>

Address: Lot: , Part: , 13A Bullman Avenue, Ottawa, City, K1Y 2S2

District Office: Ottawa

GeoReference: Map Datum: , Accuracy Estimate: , UTM Easting: , UTM Location Description: ,

LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude:

.....

s.N/R

Incident Information

Incident Summary: Expired HWIN Generators

cannot be longer than 60 characters

Incident Description: The following companies were contacted respecting their expired generator registration numbers:

- 1) s.N/R
- 2) Carriage Restoration & Antiques ON2664200 (company is out of business)
- 3) s.N/R
- 4)

Links & Comments:

Attachments Names:

Date & Time of Incident Incident Date Confirmation? Actual
2012/02/01

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category Code:

Environmental Impact: Not Anticipated

Nature of Impact:

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:

Owner of Material:

Estimated Clean Up Cost:

Who Cleaned Up:

% Clean Up: 50 %

Agencies Involved:

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> To be determined
--	---------------------------	-------------------------------------	--

Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
------	--------------	---------------------------------	------	------------

Offence(s)

Suspected Violation(s)/Offence(s):

Act - Regulation - Section,
Description
{General Offence}

Provincial Officer:

Name: Tor Rustad
Badge No: 392

Work Unit:

District/Area Office: Ottawa District Office
Date: 2012/02/01

Signature:

Tor Rustad

District Supervisor:

Name: Tara MacDonald

Work Unit:

District/Area Office:
Date: 2012/02/03

Signature:

T. MacDonald



INCIDENT REPORT

Ministry of the Environment

Reference Number:	3737-6M2HAU	File Storage Number:	SI OC OT AR 100
Module:	Incident Reporting	Module Type:	Pollution Incident Report (PIR)
Cross Reference:	(doc link)	Task Link:	2303-6M2HCE
Originating Document:		Created by:	Adrienne Bitner
Date Created:	2006/02/15	Date Completed:	2006/03/07
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Hazardous & Liquid industrial	Activity:	Pollution Incident Reports

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes No To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:			Name of Company:	
First Name	Last Name			
	s.21			
Contact Mailing Address			Unit Identifier:	
Civic Address:			Delivery Identifier:	
Delivery Designator:			Postal Code:	
Municipality:	Postal Station:	Province/State:	Postal Code:	
Ottawa		Ontario		
Telephone Number:	Extension:	Other Number:	Email Address:	
s.21				

Reported By:

MOE Information

Date & Time Reported to MOE:	2006/02/14 08:14		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	Adrienne Bitner		
MOE Response:	Planned Field Response	Site Region:	Eastern
Date & Time of MOE Arrival at Scene:	2006/02/27 13:50		
Master Incident Report Number:			
SAC Action Class:	Pollution Incident Reports (PIRs) and "Other" calls		

Non-Standard Procedure: No

ERP Call-out Initiated: No

Client(s)

Information

Show Map

Carriage House Ottawa<UNOFFICIAL>

Mailing Address: 13 Bullman Street, Ottawa, Ontario, Canada, K1Y 2S2

Physical Address: Concession: , Plan: , 13 Bullman Avenue, Ottawa, City, Ontario, Canada, K1Y 2S2

Telephone: (613)759-8400, FAX:

Client Type: Sole Proprietor, NAICS: 81299

Site(s)

Information

Show Map

s.21

District Office: Ottawa

GeoReference: Map Datum: , Accuracy Estimate: , UTM Easting: , UTM Location Description: ,

LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude:

Incident Information

Incident Summary: MOE TIPS: unlicensed disposal of chemical waste
cannot be longer than 60 characters

Incident Description: The following email was received via MOE TIPS:

From: s.21
Sent: Tuesday, February 14, 2006 2:20:38 PM
To: Tips, MoE (ENE)
Subject: Illegal 3rd party disposal.
Auto forwarded by a Rule

To whom it may concern,
I am writing this email out concern that a furniture refinishing company out of Ottawa ON has at least once disposed of it's chemical wastes through an unlicensed 3rd party. Christina Masotti, proprietor of Carriage House Furniture, recently closed a second shop she was operating and moved everything out, with exception to the chemical waste, which consisted of a number of 5 gallon cans. The new tenant expressed concern on a few different occasions about the containers that were left behind. On one of our visits to the old shop, the new tenant expressed that he would be able to "dispose" of the waste through another party. Christina than inquired how this would be done and the response was that a family member could take care of it, for a much lower cost than she would incur through means by which she had normally done. Christina does posses a disposal permit from the M.O.E. but has said to me that she simply could not dispose of the existing waste due to monetary constraints, and money owing to the accredited disposal company (Lacombe Waste Disposal). One might also want to look into how she is storing the waste that is at her primary location, as it sits on an unprotected concrete floor, in a badly built "shack" attached to the back end of her shop. I have expressed concern to her about this type of behaviour, but it fell on deaf ears. If you should choose to look into this matter, and I think it should be addressed, you can reach me at s.21

Sincerely,

s.21

Monday, February 27, 2006, 13:50 at 13 Bullman Avenue, Ottawa: presented provincial officer's designation to Ms. Christina Masotti, proprietor of Carriage House Ottawa. Ms. Masotti indicated that she ran an office at s.21 Ottawa. Due to financial constraints, that office was closed. Ms. Masotti indicated the

commercial lease at s.21 ended on August 31, 2006 and five pails, each with a capacity of 20 litres, produced by Ms. Masotti, were left at The pails contained waste paints and some paint stripper. Ms. Masotti indicated the commercial landlord conducted an inspection of the premises after she vacated them. The commercial landlord, s.21 did not demand payment for removal of the waste paint and strippers (and no such clause was written in the commercial lease). Ms. Masotti stated that one of her former employees, entered into a new commercial lease with the Saikailys and that the pails of waste paints and strippers were likely still there. Ms. Masotti indicated that transferred the pails of waste paints and thinners to a person who was not licensed to haul them (and who ultimately disposed of them). Ms. Masotti was not aware of their name or address. Ms. Masotti mentioned that the employees use a fan in the painting area at 13 Bullman Avenue, Ottawa, to expel paint fumes to the atmosphere. Ms. Masotti replied that a new fan was installed in 2003 and has a flow rate of 100 cubic meters per minute. The undersigned officer verified that the ducts from the fan in the paint spray booth are sent to the natural environment. Ms. Masotti was uncertain if a Certificate of Approval (Air) was issued to use the equipment.

Tuesday, February 28, 2006: a search of records at the Approvals Branch indicates that no Certificate of Approval (Air) was issued to Ms. Masotti or for the Site located at 13 Bullman Avenue, Ottawa.

Wednesday, March 1, 2006: a registered letter and an application form for a Certificate of Approval (Air), guidance manuals and a schedule of fees was mailed to Ms. Masotti. Ms. Masotti was requested to submit an application to the approvals branch in Toronto by May 29, 2006 and provide a copy of the application to the undersigned officer by May 29, 2006.

Monday, March 6, 2006, 13:35 to Raymond Hubert, (613) 722-2839: found the pails when he moved in, sometime after September 1, 2005. s.21 replied he transferred the pails to his friend (whom he could not provide a name or address and only upon repeated questioning could provide a last name). is in the trucking business and took the pails to Toronto. However, s.21 asserted the pails were empty and did not contain any liquids (and therefore no manifests were required). explained that his aunt died in September, 2005 and this prompted him to transfer the pails to Mr. G. Goodwin for disposal, instead of putting the empty containers into the garbage. was reminded that production of subject wastes at a site in Ontario entails registration as a generator of subject wastes with the Ministry and that only a licensed hauler can remove subject wastes (unless the exemptions in Section 1 of Regulation 347 under the Environmental Protection Act apply).

Monday, March 6, 2006, 13:50 to Rob Saikaily, Landlord, Ottawa: did not inspect the premises after Ms. Masotti moved out and s.21 commenced his lease. was not aware of any waste paints or strippers being stored at

This is a minor environmental infraction. There is no proof that waste paints and strippers were in pails at the Site and that parted with subject wastes without generator registration. There is also no proof that Mr. Goodwin transported subject wastes without a Certificate of Approval for a Waste Management System. No referral will be made to the Investigations and Enforcement Branch. No ticket can now be issued as this matter came to the attention of the Ministry more than 30 days after the alleged offence date. This is an "A1" infraction on the Ministry's Informed Judgement Matrix.

Document and file. No further action required. The Caller to the Ministry provided a valid telephone number and was left a message providing an update on the Ministry's actions.

Links & Comments:

Attachments Names:

Date & Time of Incident	2006/02/15	
Source Type:	Other	Sector Type:
Nearest Watercourse:		Watershed Category Code:
Environmental Impact:	Not Anticipated	
Nature of Impact:		
Incident Cause:		Incident Reason:
Damaged Party:	No	

Peter Taylor

Generator Details

Registration/Notification Number

ON9259687

Legal Company Name

Primary Name: 2021694

Company Operating Name

Primary Name: carriage house

Mailing Address

Division Building: NA
 Address Line 1: 13 bullman street
 Town/City: ottawa
 County: (if inside Ontario) OTTAWA CARLTON (RM)
 County: (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 Building: NA
 Address Line 1: 13 bullman street
 Address Line 2: NA
 Town/City: ottawa
 County: (if inside Ontario) OTTAWA CARLTON (RM)
 County: (if outside Ontario) NA
 Country: Canada

Division Name: NA

Division Name: NA

Post Box Number: NA

Address Line 2: NA

Postal Code / Zip Code: K1Y2S2

Province/State (If inside Canada/US) ONTARIO

Province / State (If outside Canada / US) NA

Post Box Number: NA

Postal Code / Zip Code: K1Y2S2

Province / State (If inside Canada / US) ONTARIO

Province / State (If outside Canada / US) NA


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Administration

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[site map](#)
[français](#)

Search




Company Name: 2021694
 Company Number: ON9259687 (Generator)

Active Waste Classes

Active Waste Class Listing

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

Active Off-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	UnRegister Waste Class
145 - I	View details_D001	5, 13	Land Disposal	Y	Y	Liquid	Off-Site	Active	
145 - L	View Details_N/A					Liquid	Off-Site	Active	
213 - I	View Details_D001	5, 13	Land Disposal	Y	Y	Liquid	Off-Site	Active	

[Unregister Selected Classes](#)

[Back](#)



DISCLAIMER

For use with HLUI Database

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

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

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

Signed: _____

Dated: _____

18 July 2013

Per: Dan Arnott
(Please print name)
Title: P.Eng.
Company: Paterson Group Inc.



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE2967

Request for Information
(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Dan Arnott
- b) Address of Requester: 154 Colonnade Road, Ottawa, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: Lot- _____ Concession: _____
Street: 266, 268, 272, 274 Parkdale Avenue, 9, 11, 13 Bullman Street
City/Town: Ottawa Ontario
Postal Code: _____
- e) Legal Plan Attached: Yes () No (X)
- f) Site Owner: Richcraft Homes Ltd.
- g) Adjacent Property Owners: _____
-
- h) Date of Ownership: c. 2012
Previous Owner(s): _____
- i) Type of Site: () vacant, () residential, () commercial,
(X) other (specify) Industrial
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land use in the area of the site.

2. CONFIDENTIALITY

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

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

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

patersongroup

Consulting Engineers

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

July 16, 2013
File: PE2967-HLUI

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

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science

www.patersongroup.ca

Subject: **Authorization Letter, HLUI Search
Phase I Environmental Site Assessment
266, 268, 272, 274 Parkdale Avenue,
9, 11, 13 Bullman Street
Ottawa, Ontario**

Dear Sir or Madame,

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

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

Name of Company/Property Owner:

RITCHCRAFT HOMES LTD.

Name of Representative:

STEVE GRANDMONT

Authorization of Representative:

[Signature]

Date:

JULY 17, 2013



File Number: C10-01-13-0173

August 6, 2013

Dan Arnott
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Sent via email [DArnott@patersongroup.ca]

Dear Mr. Arnott,

**Re: Information Request – PE2967
266, 268, 272, 274 Parkdale Avenue & 9, 11, 13 Bullman Street,
Ottawa, Ontario (“Subject Properties”)**

Internal Department Circulation

The Planning and Growth Management Department has the following information in response to your request for information regarding the Subject Properties:

- Legal Services notes:
 - 274 Parkdale Avenue has an Agreement between Diab Elias and Hafiza Elias and The Corporation of the City of Ottawa, dated June 15, 1987, registered July 6, 1987 as Instrument No. N396790. There are no environmental conditions in this Agreement.
 - 13 Bullman Street has an Agreement between Maurice Dore and The Corporation of the City of Ottawa, dated September 16, 1976, registered September 24, 1976 as Instrument No. 696798. There are no environmental conditions in this Agreement.
- The Disposals and Environmental Remediation Unit notes:
 - The Subject Properties are within 500m (to the northeast) of former landfill Ur-38 – Laroche Park that was jointly owned by the City of Ottawa and others. A data gap analysis was conducted on the City-owned portion of this former landfill to identify any potential human health risks associated with the site’s current land use, however none were identified.

*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
Télééc: (613) 560-6006
www.ottawa.ca

- The Subject Properties are also within the risk management area known as the Dewatering Notification Zone bounded to the North by Scott Street, to the South by Wellington Street, to the West by Huron Avenue and to the East by Carruthers Avenue.
- There is a groundwater plume in this area associated with the chlorinated solvent contamination that originated at a non-city owned property municipally known as 3 Hamilton, currently owned by Honeywell Limited. There is a remedial action plan in place that has been accepted by the Ministry of the Environment (MOE), and is a private undertaking.
- Golder Associates Ltd. must be contacted prior to carrying out any subsurface work or dewatering activities within the Dewatering Notification Zone. The contact is:

Tim Roberston, (P.Eng.), Associate
 Golder Associates Ltd.
 32 Steacie Drive
 Kanata, ON K2K 2A9
 613-592-9600
 Tim_Roberston@golder.com

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 Properties.

A search of the HLUI database revealed the following information:

- There is 1 activity associated with the Subject Properties: Activity Number 2833.

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

- There are 25 activities associated with properties located within 50m of the Subject Properties: Activity Numbers 8868, 8306, 12224, 13775, 1447, 1448, 3088, 3692, 4677, 4788, 5779, 6848, 8852, 10157, 1397, 1981, 12195, 1395, 14515, 12383, 3337, 12289, 12572, 7114 & 7697.

Please note that Activity Numbers 8868, 13775, 1447, 1448, 3088, 12383 & 12289 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Properties or on certain properties within 50m of the Subject Properties. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

A site map has been included to show the location of the Subject Properties as well as the location of all the activities noted above, including the HLUI database's location of the Activity Numbers with a PIN Certainty of "2".

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 Properties. 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,

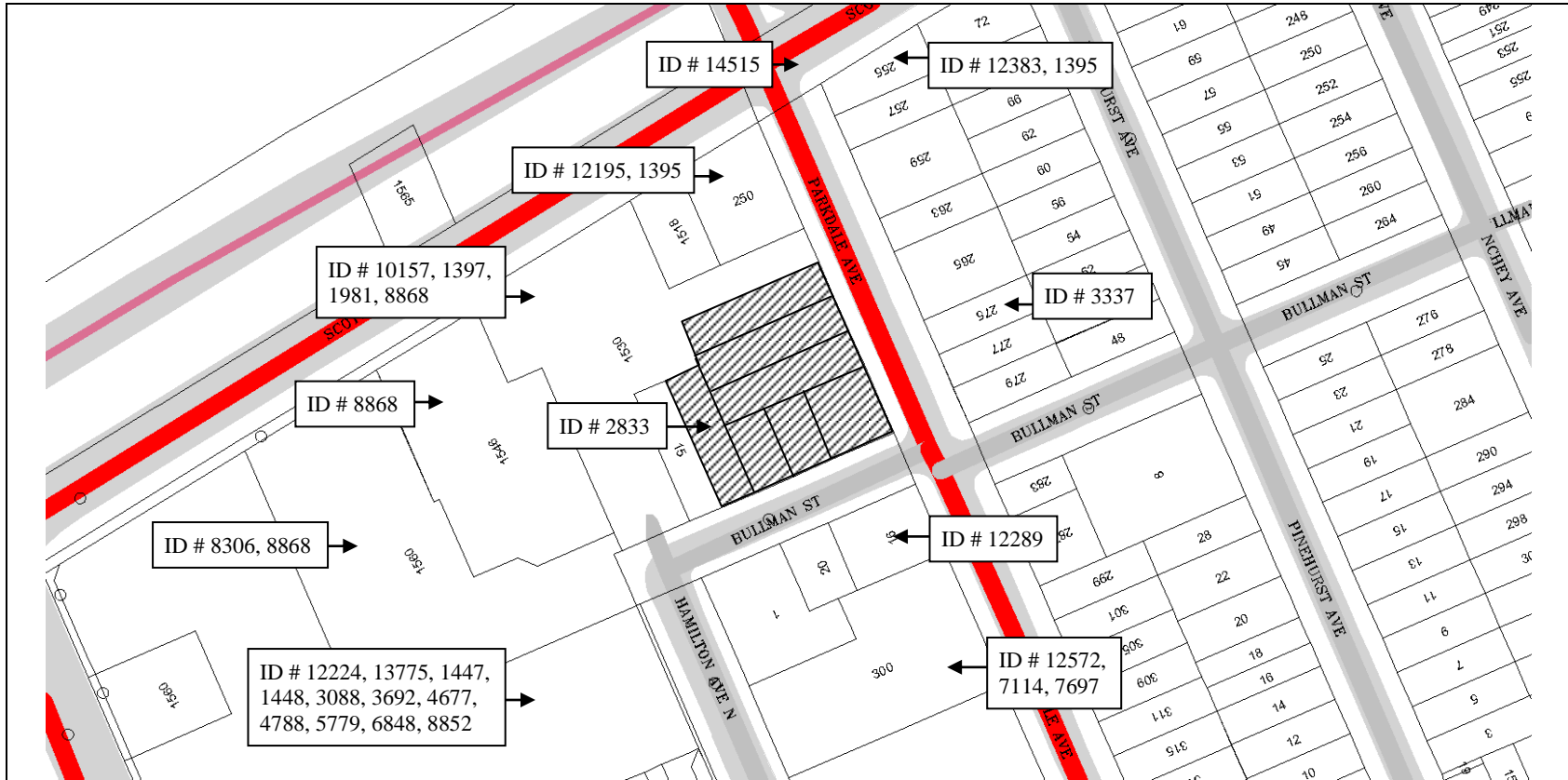


David Wise, MUP, MCIP, RPP
Program Manager
Development Review (Suburban Services) - West
Planning and Growth Management Department

DW/DH

Attach: 29

cc: File no. C10-01-13-0173




Scale 1: n/a

266, 268, 272, 274 Parkdale Avenue &
 9, 11, 13 Bullman Street
 Ottawa, ON
 File # C10-01-13-0173
 Dilys Huang



ID# = Activity Identification Number

 = Subject Site

Overview



CITY OF OTTAWA

HLUI ID: __679F4E

AREA (Square Metres): 2523.072

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:02:36

Study Year
1998

PIN
040340023

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 8868 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 4352, 4351
Related PINS: 040340019

Name: RENE GOULET CONSTRUCTIN LIMITED
Address: 1544 SCOTT STREET, OTTAWA
Facility Type: Industrial Construction (Other Than Buildings)
Comments 1: FIP1948 - vacant lot - yard is open storage area
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1956; FIP1912-133-891,vol2; FIP1922-133-891,vol2; FIP1948-311-891; FIP1956-311-1-891

HL References 2:

HL References 3:

NAICS	SIC
493120	479
237310	411
416320	563
493190	479
237120	411
237110	411
444190	563
444120	563
238390	421
238910	412
416310	563
444110	563
493130	479
238990	421
416340	563

Company Name

Rene Goulet Construction Ltd.

McLaughlin Brothers Contractors Ltd.

Year of Operation

c. 1956

c. 1948-1956



CITY OF OTTAWA
 HLUI ID: __670HDQ
 AREA (Square Metres): 4409.681

Report: RPTC_OT_DEV0122
 Run On: 18 Jul 2013 at: 11:03:09

Study Year: 1998 PIN: 040340006 Multi-NAIC: Y Multiple Activities: Y

Activity ID: 8306 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 3279
 Related PINS: 040340006

Name: MACLENNAN'S TEXACO SERVICE STATION
 Address: 1570 SCOTT STREET, OTTAWA
 Facility Type: Gasoline Service Stations

Comments 1:
 Comments 2:
 Generator Number:

Storage Tanks:
 HL References 1: M.1960, M.1970, M.1980
 HL References 2:
 HL References 3:

NAICS	SIC
811199	633
447110	633
447190	633

Company Name	Year of Operation
MacLennan's Texaco Service Station	c. 1960
Al Knox Texaco Service Station	c. 1970



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 12224 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340192

Name: SILICON ACCESS NETWORKS LIMITED

Address: 1600 SCOTT STREET, OTTAWA

Facility Type: Communication and Other Electronic Equipment Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC

334410 0

Company Name

Year of Operation

SILICON ACCESS NETWORKS LIMITED

c. 2001



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 13775 Multiple PINS: Y

PIN Certainty: 2 Previous Activity ID(s) : 4353

Related PINS: 040340016

Name: UNNAMED GASOLINE SERVICE STATION

Address: 7 HOLLAND AVENUE, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1: FIP1912, FIP1922 - vacant lot -SE corner of Scott St. & Holland Ave. FIP1948 shows wood yard of McLaughlin Brothers Contractors Ltd. (1550 Scott St.)

Comments 2:

Generator Number:

Storage Tanks: 2 UST

HL References 1: M.1948, M.1956; FIP1912-133-891,vol2; FIP1922-133-891,vol2; FIP1948-311-891; FIP1956-311-1-891

HL References 2:

HL References 3:

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

Company Name	Year of Operation
Unnamed Gasoline Service Station	c. 1956



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 1448 Multiple PINS: Y
 PIN Certainty: 2 Previous Activity ID(s) : 1577
 Related PINS: 154760000

Name: BEACH FOUNDRY LIMITED
 Address: 75 SPENCER STREET, OTTAWA
 Facility Type: Major Appliance Industry (Electric and Non Electric)
 Comments 1: Manufacturers of electric and gas ranged, coal stoves, oil and gas furnaces, air conditioning furnaces, oil burners. Manufactureres of stoves furnaces and grey iron castings. At same address as Alexander Fleck Ltd. - foundry.

Comments 2:
 Generator Number:
 Storage Tanks:

HL References 1: M.1958, M.1960, M.1961, M.1964, M.1970, M.1980; S.1958, S.1961, S.1964, S.1965, S.1970, S.1971
 HL References 2:
 HL References 3:

NAICS	SIC
332991	319
331511	294
333413	307
333291	319
336510	319
333220	319
333210	319
332810	294
335990	319
336211	319
333130	319
333110	319
333299	319
333910	319
336120	319
333310	307
333611	319
333120	319
333416	307
335223	332

Company Name	Year of Operation
Beach Foundry Ltd.	c. 1958-1971



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 3088 Multiple PINS: Y
 PIN Certainty: 2 Previous Activity ID(s) : 3445
 Related PINS: 040340191
 Name: CAPITAL WIRE CLOTH MANUFACTURING CO. LIMITED
 Address: 4 HAMILTON AVENUE, OTTAWA
 Facility Type: Wire and Wire Products Industries
 Comments 1: Unit 2
 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:

NAICS	SIC
333990	305
332619	305
331222	305
334512	305

Company Name	Year of Operation
Capital Wire Cloth Manufacturing Co. Ltd.	c. 1920



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 3692 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340192

Name: CODY DEVELOPEMENTS CORP

Address: 1620 SCOTT STREET,

Facility Type: Services to Buildings and Dwellings

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
561722	0
561799	0

Company Name

CODY DEVELOPEMENTS CORP

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 4788 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340192

Name: DOMTAR

Address: 1600 SCOTT STREET,

Facility Type: Pulp and Paper Industries

Comments 1: #700

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
322122	0

Company Name

Year of Operation

DOMTAR

c. 2005



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 5779 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) :
 Related PINS: 040340192
 Name: GOLDEN TREASURES JEWELLERS
 Address: 1620 SCOTT STREET,
 Facility Type: Recreational Vehicle Dealers (where servicing is present)
 Comments 1: #7B
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1:
 HL References 2:
 HL References 3: 2005 Select Phone

NAICS	SIC
811490	0
448310	0

Company Name	Year of Operation
GOLDEN TREASURES JEWELLERS	c. 2001
GOLDEN TREASURES JEWELLERS	c. 2005



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 6848 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340192

Name: HOLLAND CROSS DENTAL CENTRE

Address: 1620 SCOTT STREET, OTTAWA

Facility Type: Hospitals

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
622210	0

Company Name

HOLLAND CROSS DENTAL CENTRE

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679AG9

AREA (Square Metres): 10359.809

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:04:51

Study Year	PIN	Multi-NAIC	Multiple Activities
2005	040340192	Y	Y
1998	040340191	Y	Y

Activity ID: 8852 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340192

Name: MILLENEX PLUMBING & HEATING

Address: 1620 SCOTT STREET,

Facility Type: Mechanical Specialty Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
238210	0
238910	0
238220	0

Company Name

MILLENEX PLUMBING & HEATING

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __670HAF

AREA (Square Metres): 3257.215

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:05:45

Study Year
1998

PIN
040340019

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10157 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 4350
 Related PINS: 040340019
 Name: P. LESLIE & SON
 Address: 1536 SCOTT STREET, OTTAWA
 Facility Type: Other Metal Fabricating Industries
 Comments 1: M. 1948 - lists Campbell Motors @ 112 - 114 Scott St. FIP1948 - lists address as 114 Scott
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1956; FIP1912-133-891,vol2;
 FIP1922-133-891,vol2; FIP1948-311-891; FIP1956-311-1-891
 HL References 2:
 HL References 3:

NAICS	SIC
238220	424
332314	309
335120	309
332611	309

Company Name	Year of Operation
P. Leslie & Son	c. 1910-1922
Leslie Tinware Company Ltd.	c. 1920



CITY OF OTTAWA

HLUI ID: __670HAF

AREA (Square Metres): 3257.215

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:05:45

Study Year
1998

PIN
040340019

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1397 **Multiple PINS:** N

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

Related PINS: 040340019

Name: AUTOTECH

Address: 1536 SCOTT STREET,

Facility Type: Motor Vehicles, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS **SIC**

811111 0

Company Name

AUTOTECH

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __670HAF

AREA (Square Metres): 3257.215

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:05:45

Study Year
1998

PIN
040340019

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1981

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 3278

Related PINS: 040340019

Name: CAMPBELL MOTORS PAINT SHOP

Address: 1536 SCOTT STREET, OTTAWA

Facility Type: Motor Vehicle Repair Shops

Comments 1: FIP1912, FIP1922 - list tinsmith - P. Leslie & Son M. 1948 - lists @ 112 - 114 Scott FIP1948 - lists @ 114 Scott Capital City GEN# = ON1364300, out of business in 1994

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1956, M.1960, M.1970, M.1980; FIP1912-133-891,vol2; FIP1922-133-891, kvol2; FIP1948-311-891; FIP1956-311-1-891; PID1994

HL References 2:

HL References 3:

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

Company Name

Year of Operation

Capital City

c. 1994

Campbell Motors Paint Shop

c. 1930-1960



CITY OF OTTAWA

HLUI ID: __679E8U

AREA (Square Metres): 743.998

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:06:21

Study Year
1998

PIN
040340017

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12195 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340017

Name: SALTER & REID ELECTRIC LIMITED

Address: 252 PARKDALE AVENUE, OTTAWA

Facility Type: Mechanical Specialty Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
238210	0

Company Name

SALTER & REID ELECTRIC LIMITED

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679E8U

AREA (Square Metres): 743.998

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:06:21

Study Year
1998

PIN
040340017

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1395 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 26, 5050
Related PINS: 040940037

Name: AUTO-RIVIVAL
Address: 255 PARKDALE AVENUE, OTTAWA
Facility Type: Motor Vehicle Repair Shops

Comments 1:
Comments 2:
Generator Number:

Storage Tanks:
HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, M.1960, M.1970, M.1980; SC98
HL References 2:
HL References 3:

NAICS	SIC
811112	635
811121	635
811119	635

Company Name	Year of Operation
Gervais Motors	c. 1950-1970
Auto-Rivival	c. 1980+
Auto Glass Ontario	c. 1998



CITY OF OTTAWA
 HLUI ID: __679BXP
 AREA (Square Metres): 375.367

Report: RPTC_OT_DEV0122
 Run On: 18 Jul 2013 at: 11:06:44

Study Year
 2005

PIN
 040340020

Multi-NAIC
 N

Multiple Activities
 N

Activity ID: 2833 **Multiple PINS:** N

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

Related PINS: 040340020

Name: CARRIAGE HOUSE RESTORATION & ANTIQUES

Address: 13 BULLMAN STREET, OTTAWA

Facility Type: Other Machinery, Equipment and Supplies, Wholesale

Comments 1: UNIT A

Comments 2:

Generator Number: ON2664200

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS	SIC
811420	0

Company Name	Year of Operation
CARRIAGE HOUSE RESTORATION & ANTIQUES	c. 2005
CARRIAGE HOUSE RESTORATION & ANTIQUES	c. 2003



CITY OF OTTAWA
HLUI ID: __670IL8
AREA (Square Metres): 13031.980

Report: RPTC_OT_DEV0122
Run On: 18 Jul 2013 at: 11:07:15

Study Year
1998

PIN
040960214

Multi-NAIC
Y

Multiple Activities
N

Company Name	Year of Operation
Unnamed Waste Disposal Site	c. <1991
Unnamed Waste Disposal Site	c. 1953
Unnamed Waste Disposal Site	c. 1946
Unnamed Waste Disposal Site	c. 1924
Unnamed Waste Disposal Site	c. 1958
Unnamed Waste Disposal Site	c. 1979
Unnamed Waste Disposal Site	c. 1965
Unnamed Waste Disposal Site	c. 1974
Unnamed Waste Disposal Site	c. 1920-1931
Unnamed Waste Disposal Site	c. 1973
Unnamed Waste Disposal Site	c. 1927
Unnamed Waste Disposal Site	c. 1966-1991
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1976
Unnamed Waste Disposal Site	c. 1940
Unnamed Waste Disposal Site	c. 1962
Unnamed Waste Disposal Site	c. 1926
Unnamed Waste Disposal Site	c. 1944
Unnamed Waste Disposal Site	c. 1972
Unnamed Waste Disposal Site	c. 1935
Unnamed Waste Disposal Site	c. 1921-1945
Unnamed Waste Disposal Site	c. 1977
Unnamed Waste Disposal Site	c. 1947
Unnamed Waste Disposal Site	c. 1950
Unnamed Waste Disposal Site	c. 1981
Unnamed Waste Disposal Site	c. 1971
Unnamed Waste Disposal Site	c. 1963
Unnamed Waste Disposal Site	c. <1990
Unnamed Waste Disposal Site	c. 1964
Unnamed Waste Disposal Site	c. 1920
Unnamed Waste Disposal Site	c. 1938
Unnamed Waste Disposal Site	c. 1929



CITY OF OTTAWA

HLUI ID: __670IL8

AREA (Square Metres): 13031.980

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:07:15

Study Year
1998

PIN
040960214

Multi-NAIC
Y

Multiple Activities
N

Unnamed Waste Disposal Site

c. 1966



CITY OF OTTAWA
 HLUI ID: __679DTO
 AREA (Square Metres): 357.047

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:07:57

Study Year
1998

PIN
040940037

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12383

Multiple PINS: N

PIN Certainty: 2

Previous Activity ID(s) : 4349

Related PINS: 040940037

Name: SCAFFORLD - EASY REG'D
Address: 1496 SCOTT STREET, OTTAWA

Facility Type: Other Trade Work

Comments 1: FIP1912, FIP1922 - vacant lot FIP1948 - lists unknown company with garage, workshop & carpentry shop

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1956; FIP1912-133-894,vol2; FIP1922-133-894,vol2; FIP1948-311-894; FIP1956-311-1-894

HL References 2:

HL References 3:

NAICS	SIC
238330	429
562910	429
238291	429

Company Name

Year of Operation

Scaffold - Easy Reg'd.

c. 1948-1956



CITY OF OTTAWA
 HLUI ID: __679CFE
 AREA (Square Metres): 306.491

Report: RPTC_OT_DEV0122
 Run On: 18 Jul 2013 at: 11:08:35

Study Year: 1998 PIN: 040940032 Multi-NAIC: Y Multiple Activities: N

Activity ID: 3337 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 2081
 Related PINS: 040940032

Name: COMET CLEANERS
 Address: 275 PARKDALE AVENUE, OTTAWA
 Facility Type: Laundries and Cleaners
 Comments 1:
 Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1960, M.1970, M> 1980

HL References 2:

HL References 3:

NAICS	SIC
812330	972
561740	972
812320	972
812310	972

Company Name

Comet Cleaners

Year of Operation

c. 1970



CITY OF OTTAWA

HLUI ID: __679EKJ

AREA (Square Metres): 524.627

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:08:58

Study Year
1998

PIN
040340007

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 12289

Multiple PINS: N

PIN Certainty: 2

Previous Activity ID(s) : 4361

Related PINS: 040340007

Name: ROMEO DUGAS

Address: 290 PARKDALE AVENUE, OTTAWA

Facility Type: Highway and Heavy Construction

Comments 1: - open yard - property also backs onto south side of Bullman St. & east side of Hamilton Ave. FIP1948
- vacant lot

Comments 2: Unit A

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1956; FIP1912-133-893,vol2; FIP1922-133-893,vol2; FIP1948-311-893; FIP1956-311-1-893

HL References 2:

HL References 3:

NAICS	SIC
237110	411
237310	411
238910	412
238990	421
237120	411
238390	421

Company Name

Year of Operation

Romeo Dugas

c. 1956



CITY OF OTTAWA

HLUI ID: __679F17

AREA (Square Metres): 2107.121

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:09:38

Study Year
1998

PIN
040340001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12572 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 040340001

Name: SCINTREX TRACE CORP

Address: 300 PARKDALE AVENUE, OTTAWA

Facility Type: Electrical and Electronic Machinery, Equipment and Supplies, Wholesale

Comments 1:

Comments 2:

Generator Number: ON9092863

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS	SIC
811210	0
334290	0

Company Name

Year of Operation

SCINTREX TRACE CORP

c. 2003

SCINTREX TRACE CORP

c. 2005



CITY OF OTTAWA
 HLUI ID: __679F17
 AREA (Square Metres): 2107.121

Report: RPTC_OT_DEV0122
 Run On: 18 Jul 2013 at: 11:09:38

Study Year 1998 **PIN** 040340001 **Multi-NAIC** Y **Multiple Activities** Y

Activity ID: 7114 **Multiple PINS:** N
PIN Certainty: 1 **Previous Activity ID(s) :** 760
Related PINS: 040340001

Name: INSTRUMENTS LIMITED
Address: 300 PARKDALE AVENUE, OTTAWA
Facility Type: Hardware, Tool and Cutlery Industries
Comments 1: Listed at 645 Wellington in the 1964-65 Scott's Directory - manufacturing of scientific instruments - offices, tool shop, machine shop FIP1922 - vacant lot

Comments 2:
Generator Number:
Storage Tanks:

HL References 1: S.1958, S.1961, S.1964-65, M.1948, M.1956, M.1958, M.1961, M.1964; FIP1912-133-893,vol2; FIP1922-133-893,vol2; FIP1948-311-383; FIP1956-311-1-893

HL References 2:
HL References 3:

NAICS	SIC
333519	306
332710	308
334511	335
333511	306
334210	335
336310	308
333619	308
334220	335
336350	308
332510	306
334410	335

Company Name Instruments Ltd. **Year of Operation** c. 1948-1961



CITY OF OTTAWA

HLUI ID: __679F17

AREA (Square Metres): 2107.121

Report: RPTC_OT_DEV0122

Run On: 18 Jul 2013 at: 11:09:38

Study Year
1998

PIN
040340001

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7697 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 1221
 Related PINS: 040340001
 Name: M.O.M. PRINTING
 Address: 300 PARKDALE AVENUE, OTTAWA
 Facility Type: Commercial Printing Industries
 Comments 1:
 Comments 2:
 Generator Number: ON0272300
 Storage Tanks:
 HL References 1: M.1960, M.1970, M.1980, M.1971, S.1970/71; PID1994,
 HL References 2:
 HL References 3: 2000 PID

NAICS	SIC
323120	282
323119	281
323116	281
812921	282
511110	284
323114	281
323115	281
511120	284
512230	284
323114	0
323115	0
511130	284

Company Name	Year of Operation
M.O.M. PRINTING	c. 2003
M.O.M. PRINTING	c. 2001
M.O.M Printing	c. 1970-1994
M.O.M. PRINTING	c. 2000

Sean Moggridge

From: plal@tssa.org on behalf of Public Information Services [publicinformationservices@tssa.org]
Sent: March-27-13 3:31 PM
To: Sean Moggridge
Subject: Re: TSSA Records Search, 266 Parkdale Avenue, Ottawa

Hi Sean:

Thank you for your inquiry.

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

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

Thank you and have a great day!

Prem
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](tel:1-877-682-8772)
Email: publicinformationservices@tssa.org
Web Site: www.tssa.org

On Wed, Mar 27, 2013 at 3:19 PM, Sean Moggridge <SMoggridge@patersongroup.ca> wrote:

Good afternoon,

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

9, 11, 13 Bullman Street,

250, 266, 268, 272, 274 Parkdale Avenue,

1518, 1530 Scott Street.

Thank you for your time and effort.

Sean Moggridge, B.Eng.

patersongroup

consulting engineers

Solution Oriented Engineering

Tel: (613) 226-7381

Fax: (613) 226-6344

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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