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Phase I Environmental Site Assessment

112 Nelson Street
Ottawa, Ontario

Prepared For

Domicile Developments Inc.

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381
Fax: (613) 226-6344
www.patersongroup.ca

November 2, 2017

Report: PE4122-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Domicile Developments to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 112 Nelson 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 site was first developed with a residential dwelling as early as 1863, while the present two storey commercial building was constructed in the late 1940 to early 1950's. No potentially contaminating activities were identified on the subject property; however, several potentially contaminating activities were identified on surrounding properties. Five of those activities are considered to have resulted in areas of potential environmental concern on the subject site. These include a Hydro Ottawa substation adjacent to the west of the property, a former trucking terminal and garage, also to the west of the property, a former substation to the south of the property, a former dry cleaner also to the south of the property, and finally a printers, located to the southwest of the property across Nelson Street.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied by a two-storey commercial building (with a basement), with a single story slab on grade wing to the north. No ASTs or signs of USTs were observed at the subject site. The property is equipped with a cable operated elevator. No concerns were noted with respect to the use of the subject site, or adjacent properties, with the exception of a transformer substation located adjacent to the west of the subject site.

Recommendations

Based on the results of this Phase I-ESA a **Phase II Environmental Site Assessment is required for the property.**

Based on the original construction period of the building, it is considered possible that asbestos containing materials have been used. If one has not already been prepared, an asbestos survey should be conducted at the building. Lead-containing paints may be present within the subject building based on its date of construction. Lead testing should be conducted within the building prior to the disturbance of painted surfaces.

Major works involving lead painted surfaces including the demolition of the on-site building must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

1.0 INTRODUCTION

At the request of Domicile Developments Inc., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 112 Nelson 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. David Renfroe of Domicile Developments Inc. Domicile's offices are located at 371A Richmond Road, Unit 1, Ottawa Ontario. Mr. Renfroe can be reached at 613-728-0388.

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

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

2.0 PHASE I PROPERTY INFORMATION

Address:	112 Nelson Street, Ottawa, Ontario.
Legal Description:	Carleton Condominium Plan 396, Level 1, Unit 1, City of Ottawa.
Property Identification Number:	15396-0000.
Location:	The subject site is located on the west side of Nelson Street, north of Rideau Street. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 25' 49" N, 75° 41' 08" W.
Site Description:	
Configuration:	Irregular.
Site Area:	2,949 square meters (approximate).
Zoning:	IG1 – General industrial
Current Use:	The subject property is currently used primarily as office spaces on the first and second floors. One unit is used as a warehouse for a local restaurant and part of the basement is used as rented storage space.
Services:	The subject site is serviced with municipal sanitary and drinking water services.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

The earliest documentation reviewed as part of this Phase I-ESA showing the subject site is the 1863 “Map of the County of Carleton Canada West” by H.F. Walling. A building is present on the subject site. The subject property was developed with the present day building in the mid to late 1940s. For the purposes of this report, the first developed use of the site is residential.

Fire Insurance Plans

Fire Insurance Plans (FIPs) from 1887, 1912 and 1956 were reviewed for the area of the subject property.

In 1887, the subject property was occupied by two residential dwellings. The dwellings were situated approximately within the present-day driveway. The remainder of the property was vacant. Neighbouring properties appeared to be primarily residential. A gas works building was located across King Edwards Avenue (then King Street). The gas works building was located approximately 100 m west of the subject site.

In 1912, part of the subject property is occupied by part of a building listed as the Ottawa Cartage Company, as well as a small shed. The remainder of the property was vacant. Properties in the surrounding area were a combination of residential, commercial and industrial uses. The property to the west was listed as the GTR Stables, and to the east, across Nelson Street, was a stone cutters yard. The gas works building was present across King Edward Avenue to the west.

In 1956, the subject property was occupied by the present day building, and listed as the Charles Ogilvy Ltd. furniture warehouse. Two boilers were located in the northeast corner, and an elevator was shown in the centre. Adjacent properties were used primarily for residential, commercial and industrial uses.

Adjacent to the south was an Ottawa Electric Railway transformer substation, with at least three transformers. Further to the south was Superior Cleaners and Dyers of Ottawa (approximately 50 m south), which included separate buildings with a cleaners and dyers building, a second cleaners building, and a laundry building. Also to the south and southeast of the subject property were two retail fuel outlets, both approximately 80 m south of the property. To the east, across Nelson Street, was the Le Droit newspaper offices and printing building (approximately 20 m east). Immediately to the west of the property was the Canadian National Express truck garage and the Ottawa Hydro substation. The truck garage was equipped with an underground fuel tank, along King Edward Avenue. The gas works building formerly located to the west, across King Edward Avenue has been replaced with an office building occupied by the Bank of Canada.

Based on a review of the fire insurance plans, several potentially contaminating activities (PCAs) were identified, some of which resulted in areas of potential environmental concern (APEC) on the subject site. These include:

- The hydro Ottawa substation adjacent to the west of the property
- The former Canadian National trucking terminal and garage adjacent to the west
- The former Ottawa Electric Railway transformer station to the south
- The former drycleaners 50 m to the south
- The former Le Droit printers to the east

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1900 to 2011 as part of the Phase I ESA.

The subject property was first listed in the 1964 directory as E.M. Scarabelli Electric Controls, however the present property owner indicated that they acquired the property from Charles Ogilvy Ltd.

Properties in the surrounding area consisted primarily of a combination of commercial and residential properties. Several potentially contaminating activities were identified in the search of Ottawa street directories.

- 351 King Edward Avenue (adjacent to the west): Hydro Ottawa Substation
- 361 King Edward Avenue (adjacent to the southwest): Canadian National Express Garage
- 375 Rideau Street (20 m southeast): Le Droit printers and editors
- 292 Rideau Street (140 m south): Retail fuel outlet
- 321-327 (now 319) Rideau Street (50 m south): Dry cleaners
- 310-312 Rideau Street (140 m south): Dry cleaners
- 333 Rideau Street (80 m south): Retail fuel outlet
- 351-357 Rideau Street (100 m southeast): Retail fuel outlet

Given their proximity to the subject site, and their locations upgradient with respect to anticipated groundwater flow direction, the Hydro Ottawa substation, the former Canadian National garage, the former Le Droit printers and the former dry cleaners at 321-327 Rideau Street are considered to have had the potential to impact the subject property, and have resulted in the creation of areas of potential environmental concern on the subject property.

Chain of Title

Paterson verified the current land titles for the properties constituting the subject site with Read Abstracts Limited of Ottawa, Ontario. The records review extended back to 1866. The property was composed of 4 former lots (Lots 3, 4, 5 and 6 of Plan 43586). The earliest transfer was of Lot 5 in 1866. From 1905 to 1910, Lot 5 was owned by the Ottawa Cartage Company. Lot 6 was also owned by the Ottawa Cartage Company between 1907 to 1910. All lots were acquired in 1950 by Charles Ogilvie Ltd. Ownership between these dates was primarily by individual owners. According to the results provided by Read Abstracts, the last registered owner is Patrick Joseph Dewan, however the actual owners of the subject lands, Carleton Condominium Corporation 396, are represented by Domicile.

Environmental Reports

Paterson has conducted several environmental investigations in the study area, including studies along Rideau Street. Paterson has also reviewed a report consisting of a Phase II-ESA along King Edward Avenue.

Based on information in this report, the former gas works plant (formerly located on the west side of King Edward Avenue) is not considered to have impacted the subject property.

Current Plan of Survey

A current plan of survey was not available at the time of preparing this Phase I-ESA.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 6, 2017. 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 and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. No such records were returned with the search results.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change document titled “Municipal Coal Gasification Plant Site Inventory, 1991” was reviewed to reference the locations of former plants with respect to the site. A coal gasification plant was located on King Edward Avenue, approximately 100 m to the west of the subject site, between 1854 and 1915. Based on a review of available information, the plant is not considered to have created an APECs on the subject site.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the

MOECC for the site or adjacent properties. No such reports were returned with the search results.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. One record was returned with the search results. An active waste class was reported for the property, under “Waste oils/sludges (petroleum based)”.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MOECC. No such records were returned with the search results.

MOECC Brownfields Environmental Site Registry

A search of the MOECC Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property. One RSC was filed for the property at 290 Rideau Street, approximately 170 m southwest of the subject site.

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled “Waste Disposal Site Inventory in Ontario, 1991” was reviewed as part of the historical research. 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. There are no active sites listed within the Phase I study area in the waste disposal site inventory. A former coal gasification plant was located at King Edward Avenue and York Street between 1854 and 1915. A review of available reports regarding the gasworks building did not identify any soil or groundwater impacts along King Edward Avenue. No closed waste disposal sites were identified in the study area.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. Based on this report, a former landfill was located in the southwest corner of King Edward Avenue and York Street, associated with the former gas works building.

This former landfill (and gas works building) is considered to be a potentially contaminating activity, however based on studies conducted along the King Edward Avenue right of way, it is not considered to have created an area of potential environmental concern on the subject site.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on October 6, 2017. 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 October 24, 2017 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were identified for the subject property or adjacent sites. A copy of the TSSA correspondence is included in Appendix 2.

Enviroscan Reports

Two reports were provided by Enviroscan as part of this Phase I-ESA. The first was a Siteplan Report from 1987 and the second an Inspection Report from 1990. No potential environmental concerns were identified in either of the reports. A copy of the reports are included in Appendix 2.

City of Ottawa Historical Land Use Inventory

A requisition form was sent to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI 2005) database for the subject property. The City's response indicated that there were no activities associated with the subject site, and 25 activities were located within the study area. The City also reported the presence of a former landfill located in the southwest corner of the King Edward Avenue and York Street intersection.

Of the 25 activities identified by the City, the following were considered to have created areas of potential environmental concern on the subject property:

- Canadian National Railways, shared with Canadian National Cartage garage, at 363 King Edward Avenue (1950-1960)
- Hydro One Networks (transformer station), at 351 King Edward Avenue (1948-present)

- Murphy-Gamble Limited, automotive service garage with 1 UST, at 357 King Edward Avenue (1901-1922)
- Carriere Romeo, gasoline service station, at 363 King Edward Avenue (1940)
- Star Cleaners and Dyers, dry cleaners, at 319 (and/or 317) Rideau Street (1930-1950)
- Le Droit Journal, printing, at 375 Rideau Street (1956-1994)
- Ottawa Hydro Electric and Ottawa Electric Railway, transformers, at part of 138-140 Nelson Street (1922-1956)

Several potentially contaminating activities were identified within the greater study area as well. Based on their respective locations, these potentially contaminating activities are not considered to have created areas of potential environmental concern on the subject site.

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 report, however three properties in the study area were listed:

- Site 138: Syndicate d’oeuvres sociale (Le Droit) at 375 Rideau Street, which was listed as printing and publishing industry.
- Site 139: Ottawa Iron Works at 96 Nelson Street, which was listed as primary metal industry
- Site 140: Bytown Gasworks at the corner of King Edward Avenue and York Street, which reportedly produced ammonium sulphate, coal gas, tar and other products.

The iron works property is considered to be located downgradient with respect to anticipated groundwater flow and a review of available reports regarding the gasworks building did not identify any soil or groundwater impacts along King Edward Avenue, in between the gasworks building and the subject property. The former printers, however, is considered to have created an APEC on the subject property.

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:

- 1922 The subject property appears to be occupied in part by a long commercial or industrial building (along the north side), and by a residential structure (along the south side). Adjacent properties appear to be occupied by residential dwellings or commercial buildings.
- 1956 The subject property has been developed with the present day building. Several large buildings can now be seen on the properties immediately west of the subject site. A large building has been constructed on the west side of King Edward Avenue, where the former gas plant once stood. A large building has been constructed to the southeast of the subject site (the former Le Droit printing building)
- 1966 (City of Ottawa Website) No changes appear to have been made to the subject property. An office building has been constructed on the property to the southwest of the subject site.
- 1968 No significant changes appear to have been made to the subject site or adjacent properties.
- 1978 No significant changes appear to have been made to the subject site. The property to the east, across Nelson Street, has been redeveloped with a large block of townhomes.
- 1993 No significant changes appear to have been made to the subject site. The property immediately adjacent to the east has been redeveloped with a multi storey residential building. No other changes were noted.
- 2002 (City of Ottawa) No significant changes appear to have been made to the subject site. The property to the southeast (formerly occupied by Le Droit printers) has been redeveloped with a large commercial building.

2014 (City of Ottawa Website) No significant changes appear to have been made to the subject site. A building immediately to the west appears to have been demolished.

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

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the regional topography in the general area of the site slopes gradually downward to the north. According to the maps, a transformer station is located to the west of the subject site. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

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 interbedded limestone and shale of the Verulam formation. Overburden soils consist of offshore marine sediment, with a drift thickness on the order to 5 to 15 m.

Water Well Records

A search for water well records was conducted online on October 6, 2017 using the Well Records mapping system provided by the MOECC and 17 well records were returned. The majority of the records pertained to groundwater monitoring wells located at 333 and 351 King Edward Avenue, as well as 231 Friel Street. No new concerns were identified in the water well record search. No records of potable water wells were returned.

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.

5.0 INTERVIEWS

Property Owner Representative

Mr. Rick Morris, of Domicile Developments, was interviewed as part of the Phase I-ESA. Mr. Morris indicated that Domicile acquired the property in 1985 from Charles Ogilvy Ltd. The building had been used since its construction in the late 1940's to early 1950's as a warehouse for the Ogilvy department store.

Shortly after acquiring the building, the interior was divided into smaller units. At the same time, part of the property was redeveloped with a multi storey residential apartment building (currently 110 Nelson Street). During the redevelopment, a section of the original building at 112 Nelson Street (northeast corner) and the land beneath it was severed as part of the new lot at 110 Nelson Street. Currently, each unit is heated by its own natural gas furnace. A basement is present beneath the western portion of the building, however the northern wing of the structure is a simple slab on grade structure.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site visit was conducted on October 5, 2017. Mr. Adrian Menyhart from the Environmental Department of Paterson Group conducted the site assessment. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Buildings and Structures

The subject building is a two storey commercial building with a basement, and an attached single storey, slab on grade wing to the north. The building occupies the majority of the western portion of the property, while the eastern portion is used for surface parking and an access laneway. The units within the building are heated by individual natural gas furnaces and cooled by rooftop air conditioning units. The exterior of the building is finished primarily with metal siding and brick.

Underground Utilities

Underground service locates were completed for the subject site. A natural gas line, electrical conduits and phone lines travel across the site from Nelson Street. Municipal water and sewer also connect to mains in Nelson Street. A privately-owned storm sewer was observed on the property. Two manholes and one catch basin are located within the parking area.

Site Features

The western portion of the property is occupied by the subject building. The eastern portion consists of asphaltic concrete parking area. Part of the parking lot slopes towards a catch basin, however, rain water was noted to be ponding within potholes in the asphalt surface. A small island with some vegetation was noted near the central corner of the property. No significant staining was noted.

Interior Assessment

At the time of the site inspection, some units on the ground floor, as well as the majority of the basement was not accessible due to tenant restrictions.

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

- Floors within the tenant spaces consisted of a combination of carpet, laminate flooring, vinyl flooring and ceramic tile.
- Walls within the tenant spaces consisted of drywall.
- Ceilings consisted of drywall, hanging ceiling tiles or exposed decking.

Storage Tanks

No underground or aboveground storage tanks were noted on the property.

Heating/Cooling System

The individual units in the building are heated and cooled by individual furnaces and air conditioning units. The furnaces are natural gas fired.

Drains, Pits and Sumps

Two catch basins were observed in the parking area on the property. A sump was present in the basement of the building. The water appeared to have a dusty surface (due to an open grill cover). No hydrocarbon odours were noted.

Unidentified Substances

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

Sewage Works

The site is connected to the City of Ottawa sanitary sewer system. Given the urban setting, no private sewage systems are suspected to exist on the subject site or in the Phase I study area.

Waste Storage and Disposal

Domestic waste and cardboard is stored in dumpsters along the building front and is collected on a regular basis by a local contractor.

Railway Lines

There are no rail yards, tracks or spurs within the Phase I study area.

Ozone Depleting Substances (ODSs)

No significant potential sources of ODSs were observed on site at the time of the site inspection, with the exception of a large walk-in freezer, and smaller fridges in one of the units of the building.

Building Material Assessment

Possible asbestos-containing materials observed during the site include drywall joint compound, hanging ceiling tiles and vinyl floor tiles. These materials were observed to be in fair to good condition at the time of the assessment.

Based on the age of the building, lead based paint may be present beneath more recent coats of paint, on any original or re-painted surfaces. Painted surfaces were generally in good condition at the time of the assessment.

Urea Formaldehyde Foam Insulation (UFFI) was not identified during the site visit; however, the wall cavities were not inspected for insulation type.

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 - Paid parking lot at automotive service garage, followed by residential dwellings;
- South - Restaurant followed by motel parking lot;
- East - Nelson Street followed by townhomes;
- West - Hydro Ottawa transformer substation, surface parking lot, and theater, followed by King Edward Avenue.

The current use of the immediately adjacent properties is not considered to pose an environmental concern to the subject site with the possible exception of the Hydro Ottawa substation, which is considered to have created an APEC on the subject site. Surrounding land use is shown on Drawing PE4122-2 – Surrounding Land Use Plan in the Figures section of this report.

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 1 - Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Potential Environmental Concerns
Prior to 1863	Residential	None	None
1863 to 1905	Residential	None	None
1905 to 1910	Commercial – Ottawa Cartage Company	None	None
1910 to 1950	Residential	None	None
1950 to Present	Commercial	None	None

Potentially Contaminating Activities

No potentially contaminating activities were identified on the subject property. The following potentially contaminating activities were identified in the study area:

- Hydro Ottawa transformer substation, 351-365 King Edward Avenue (adjacent west)
- Former Canadian National terminal and garage, 365 King Edward Avenue (adjacent west)
- Former Ottawa Electric Railway transformer substation, 140 Nelson Street (10 m south)
- Former cleaners and dyers, 317-319 Rideau Street (50 m south)
- Former Le Droit printers, 359 Rideau Street (20 m southwest)
- Spark Auto (former Ottawa Iron Works), 96 Nelson Street
- Former gas works building, 126 King Edward Avenue
- Ideal Cleaners, 307 Rideau Street
- Retail fuel outlet, 292 Rideau Street
- Former dry cleaners, 310 Rideau Street
- Former retail fuel outlet and garage, 336 Rideau Street
- Former retail fuel outlet, 348 Rideau Street
- Former retail fuel outlet, 359 Rideau Street
- Former retail fuel outlet, 333 Rideau Street

Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern identified in this Phase I ESA are described in Table 2.

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)
Hydro Ottawa transformer substation	Adjacent property to the southwest	Item 55: "Transformer manufacturing, processing and use"	Off-site	PHC F1-F4, PAH, PCBs	Soil, Groundwater
Former Canadian National Terminal and Garage	Adjacent property to the southwest	Item 52: "Storage, Maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems"	Off-site	PHC F1-F4, BTEX, PAH	Soil, Groundwater
Former Ottawa Electric Railway transformer substation	10 m south of subject property	Item 55: "Transformer manufacturing, processing and use"	Off-site	PHC F1-F4, PAH, PCB	Soil, Groundwater
Former Superior Cleaners and Dyers	50 m south of subject property	Item 38: "Operation of Dry Cleaning Equipment (where chemicals are used)"	Off-site	VOC	Soil, Groundwater
Former Le Droit printing operation	20 m southeast of the subject property	Printers	Off-site	VOC	Soil, Groundwater

Contaminants of Potential Concern

Based on the identified areas of potential environmental concern, the following Contaminants of Potential Concern (CPCs) have been identified:

- Volatile Organic Compounds (VOCs) – this suite of parameters includes solvents such as trichloroethylene and tetrachloroethylene associated with drycleaning products, as well as benzene, toluene, ethylbenzene and xylenes, which are generally associated with automotive garages and fuels. These parameters were selected as CPCs for the Phase I study area due to the former presence of a drycleaners and service garage in the study area. 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 was selected as a CPC due to the presence of a repair garage to the west. PHCs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system.
- Polycyclic Aromatic Hydrocarbons (PAHs) - this suite of parameters encompasses various complex hydrocarbons, commonly associated with coal and/or combustion. PAHs were selected as a CPC for the property based on the former and current presence of transformer substations to the west and south as well as a former garage to the west. PAHs may be present in the soil matrix or dissolved in site groundwater.
 - Polychlorinated Biphenyls (PCBs) – PCBs have been used as coolants and lubricants in transformer and other electrical equipment from the 1920's until the 1970's. PCBs were chosen as a contaminant of potential concern due to the proximity of the longstanding substation to the west, and the former substation to the south. PCBs may be present in the soil matrix, sorbed to soil particles, as well as in free or dissolved phase in the groundwater system.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of interbedded limestone and shale of the Verulam formation. Overburden soils consist of offshore marine sediment, with a drift thickness on the order to 5 to 15 m.

Contaminants of Potential Concern

Contaminants of potential concern include VOCs, PHC F1-F4, PAHs and PCBs.

Existing Buildings and Structures

The subject site is currently occupied by a two storey commercial building with one basement level below the western portion of the structure.

Water Bodies

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

Areas of Natural Significance

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

Drinking Water Wells

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

Neighbouring Land Use

Currently, neighbouring land use in the Phase I study area is primarily commercial and residential, however the adjacent property to the west is industrial (transformer substation). Community use properties are also located within the area.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Potentially Contaminating Activities resulting in Areas of Potential Environmental Concern identified on the subject site include the western central portion of the site due to the former Canadian National truck garage, and the transformer substation, the south portion of the subject property due to the former dry cleaners as well as the former Ottawa Electric Railway substation, and the eastern portion of the property due to the former printers located to the southeast. Other potentially contaminating activities in the area are not considered to have created areas of potential environmental concern, based on their separation distances, and/or available documentation regarding those concerns.

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. The presence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Domicile Developments to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 112 Nelson 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 site was first developed with a residential dwelling as early as 1863, while the present two storey commercial building was constructed in the late 1940 to early 1950's. No potentially contaminating activities were identified on the subject property; however, several potentially contaminating activities were identified on surrounding properties. Five of those activities are considered to have resulted in areas of potential environmental concern on the subject site. These include a Hydro Ottawa substation adjacent to the west of the property, a former trucking terminal and garage, also to the west of the property, a former substation to the south of the property, a former dry cleaner also to the south of the property, and finally a printers, located to the southwest of the property across Nelson Street.

Following the historical research, a site inspection was conducted of the subject site and Phase I ESA study area. The subject site is currently occupied by a two-storey commercial building (with a basement), with a single story slab on grade wing to the north. No ASTs or signs of USTs were observed at the subject site. The property is equipped with a cable operated elevator. No concerns were noted with respect to the use of the subject site, or adjacent properties, with the exception of a transformer substation located adjacent to the west of the subject site.

Recommendations

Based on the results of this Phase I-ESA **a Phase II Environmental Site Assessment is required for the property.**

Based on the original construction period of the building, it is considered possible that asbestos containing materials have been used. If one has not already been prepared, an asbestos survey should be conducted at the building. Lead-containing paints may be present within the subject building based on its date of

construction. Lead testing should be conducted within the building prior to the disturbance of painted surfaces. Major works involving lead painted surfaces including the demolition of the on-site building must be done in accordance with Ontario Regulation 843, under 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 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 Domicile Developments Inc. Permission and notification from Domicile Developments Inc. and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Adrian Menhart, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Domicile Developments Inc. (6 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
The City of Ottawa Historical Land Use Inventory.
Intera Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
The City of Ottawa eMap website.

Local Information Sources

Enviroscan Reports (Opta Information Intelligence)
Chain of Title obtained through Read Abstracts Limited, August 2017.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4122-1 – SITE PLAN

DRAWING PE4122-2 – SURROUNDING LAND USE PLAN

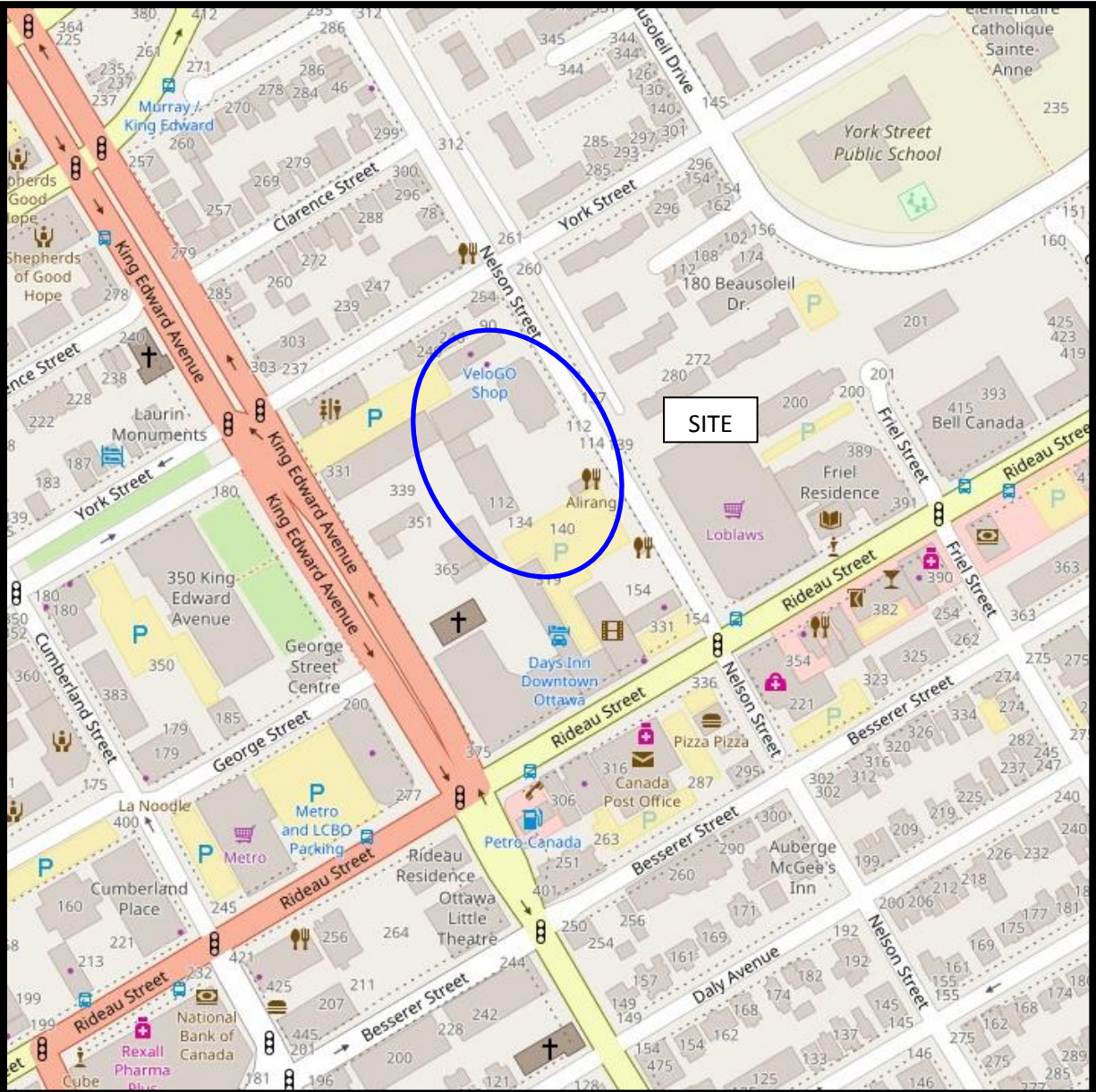


FIGURE 1
KEY PLAN

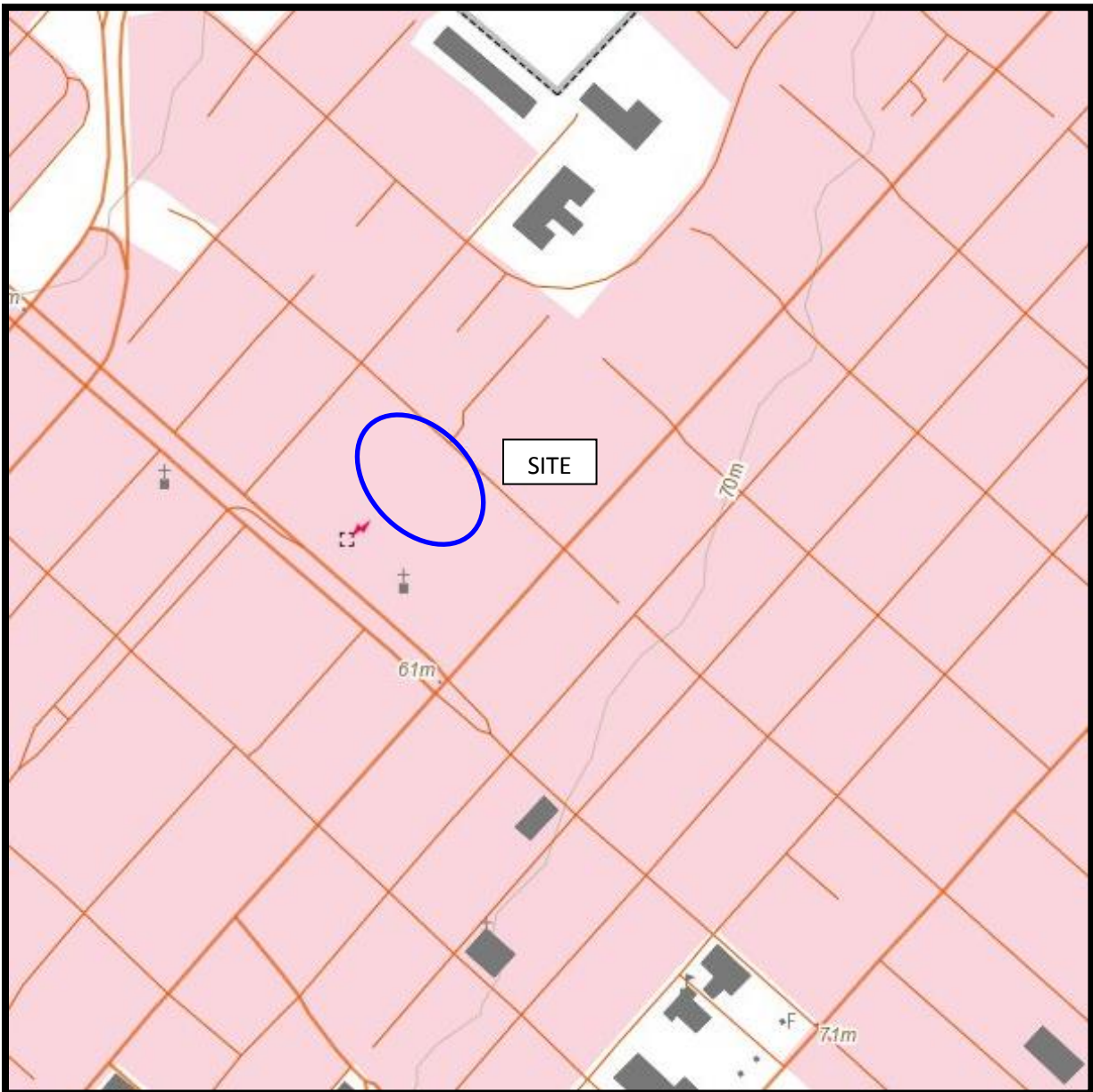
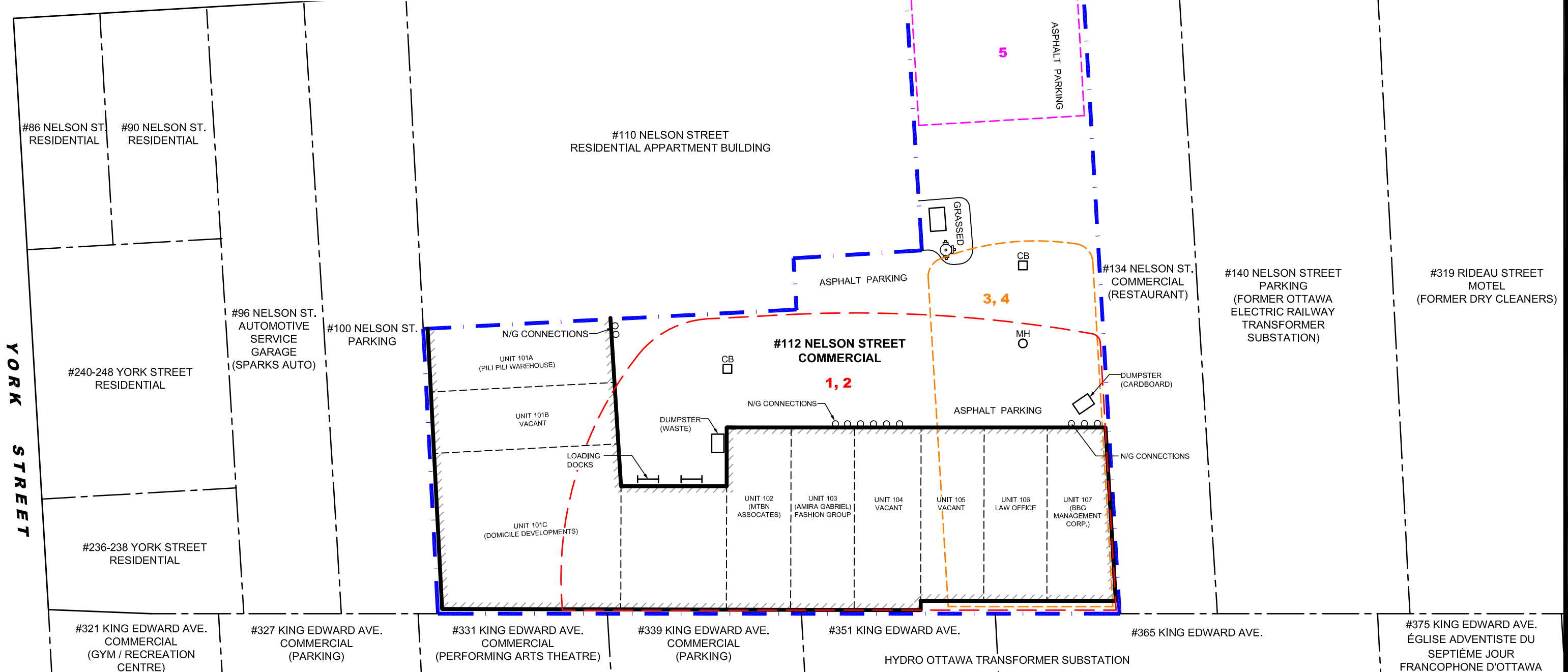


FIGURE 2
TOPOGRAPHIC MAP

POTENTIALLY CONTAMINATING ACTIVITIES RESULTING IN AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

1. 351-365 KING EDWARD AVENUE - HYDRO OTTAWA SUBSTATION
2. 363 KING EDWARD AVENUE - FORMER CANADIAN NATIONAL TRUCKING TERMINAL (UNDERGROUND STORAGE TANK AND GARAGE)
3. FORMER OTTAWA ELECTRIC RAILWAY TRANSFORMER SUBSTATION
4. 319 RIDEAU STREET - FORMER SUPERIOR CLEANERS AND DRYERS
5. 375 RIDEAU STREET - FORMER LE DROIT OFFICES WITH PRINTING OPERATIONS



patersongroup
consulting engineers

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

NO.	REVISIONS	DATE	INITIAL
0			

DOMICILE DEVELOPMENTS
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
112 NELSON STREET

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:400	Date:	10/2017
Drawn by:	RCG	Report No.:	PE4122-1
Checked by:	AM	Dwg. No.:	PE4122-1
Approved by:	MSD	Revision No.:	0

APPENDIX 1

CHAIN OF TITLE

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



READ Abstracts Limited

331 Cooper Street, Suite 300, Ottawa, Ontario K2P 0A4

Email: search@readsearch.com

Tel.: 613-236-0664

Fax: 613-236-3677

ENVIRONMENTAL SEARCH

October 25, 2017

Patersongroup

Attn: Adrian Menyhart

BRIEF DESCRIPTION OF LAND:

112 Nelson St., Ottawa

Unit 1, Level 1, CCP 396, being Part of Lots 3, 4, 5, and 6 Plan 43586 (Ordnance Lands)

PIN: 15396-0019

LAST REGISTERED OWNER: DEWAN, Patrick Joseph

CHAIN OF TITLE:

Lot 3, Plan 43586

(There is nothing registered prior to this)

Deed 1741 registered September 21, 1968
From Louis Champagne to Jean Couvillon (Couvion)

Deed 11452 registered December 1, 1874
From Jean Couvillon to Octave Couvillon

Deed 188658 registered July 6, 1927
From Octave Couvillon to John M. Garland and Sou & Co. Ltd.

Deed 217494 registered March 30, 1936
From John M. Garland and Sou & Co. Ltd. to Evangeliste Brosseau

Deed 240705 registered December 21, 1942
From estate of Evangeliste Brosseau to Eva Therien

Deed 258173 registered April 25, 1946
From Eva Therien to Rodolphe, Alma and Ida Pinard

Deed 259565 registered June 28, 1946
From Rodolphe, Alma and Ida Pinard to Edward Sherwood and Francis Gill

Deed 281748 registered January 31, 1950
From Edward Sherwood and Francis Gill to Charles Ogilvy Limited

Lot 4, Plan 43586

(There is nothing registered prior to this)

Deed 3723 registered December 31, 1868
From Louis Champagne to John Champagne

Deed 43234 registered April 17, 1896
From John Champagne to Casimir and Joseph Dault

Deed 47434 registered July 21, 1897
From Casimir Dault to Joseph Dault

Deed 55719 registered October 5, 1897
From Joseph Dault to Casimir Dault

Deed 64480 registered June 3, 1902
From Casimir Daoust (Dault) to Joseph Dault

Deed 64481 registered June 3, 1902
From Joseph Dault (Daoust) to Octave Couvillon

Deed 188658 registered July 6, 1927
From Octave Couvillon to John M. Garland and Sou & Co. Ltd.

Deed 217494 registered March 30, 1936
From John M. Garland and Sou & Co. Ltd. to Evangeliste Brosseau

Deed 240705 registered December 21, 1942
From estate of Evangeliste Brosseau to Eva Therien

Deed 258173 registered April 25, 1946
From Eva Therien to Rodolphe, Alma and Ida Pinard

Deed 259565 registered June 28, 1946
From Rodolphe, Alma and Ida Pinard to Edward Sherwood and Francis Gill

Deed 281748 registered January 31, 1950
From Edward Sherwood and Francis Gill to Charles Ogilvy Limited

Lot 5, Plan 43586

(There is nothing registered prior to this)

Deed 1813 registered October 24, 1866
From Felix McCugh to John Featherston

Deed 72576 registered February 3, 1905
From John Featherston to Ottawa Cartage C. Ltd.

Deed 95046 registered May 7, 1910
From Ottawa Cartage Co. Ltd to George Kingsbury

Deed 248638 registered September 13, 1944
From estate of George Kingsbury to Edward Sherwood in trust

Deed 255541 registered November 9, 1945
From Edward Sherwood in trust to Red Line Limited

Deed 28149 registered January 31, 1950
From Red Line Limited to Charles Ogilvy Limited

Lot 6, Plan 43586

(There is nothing registered prior to this)

Deed 9221 registered April 4, 1873
From John Kerr to James Perry

Deed 42937 registered January 14, 1893
From James Perry to George Logan

Deed 43266 registered March 14, 1893
From George Logan to Agnes Perry

Deed 54163 registered April 16, 1893
From Agnes Perry to John Topley

Deed 80052 registered January 23, 1907
From John Topley to Ottawa Cartage Co. Ltd.

Deed 95046 registered May 7, 1910
From Ottawa Cartage Co. Ltd to George Kingsbury

Deed 248638 registered September 13, 1944
From estate of George Kingsbury to Edward Sherwood in trust

Deed 255541 registered November 9, 1945
From Edward Sherwood in trust to Red Line Limited

Deed 28149 registered January 31, 1950
From Red Line Limited to Charles Ogilvy Limited

Lots 3, 4, 5, 6 (title merged)

Deed N343943 registered July 4, 1986
From Robinson Ogilvy Inc. (formerly Charles Ogilvy Limited) to 648578 Ontario Inc.

Condo 396 registered October 14, 1987
By 648578 Ontario Inc.

Unit 1, Level 1, CCP 396

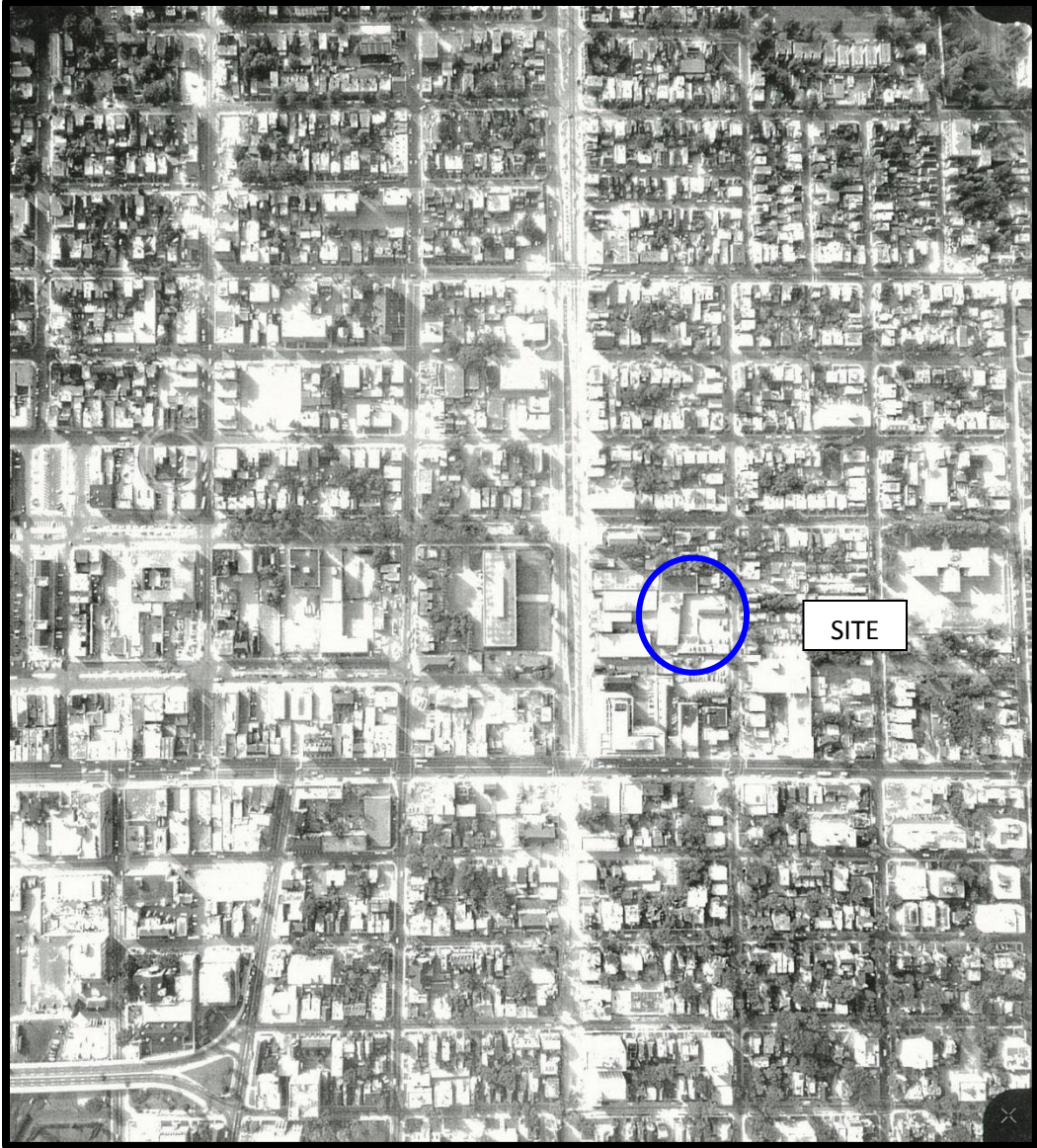
Deed LT540920 registered December 18, 1987
From 648578 Ontario Inc. to Patrick Joseph Dewan



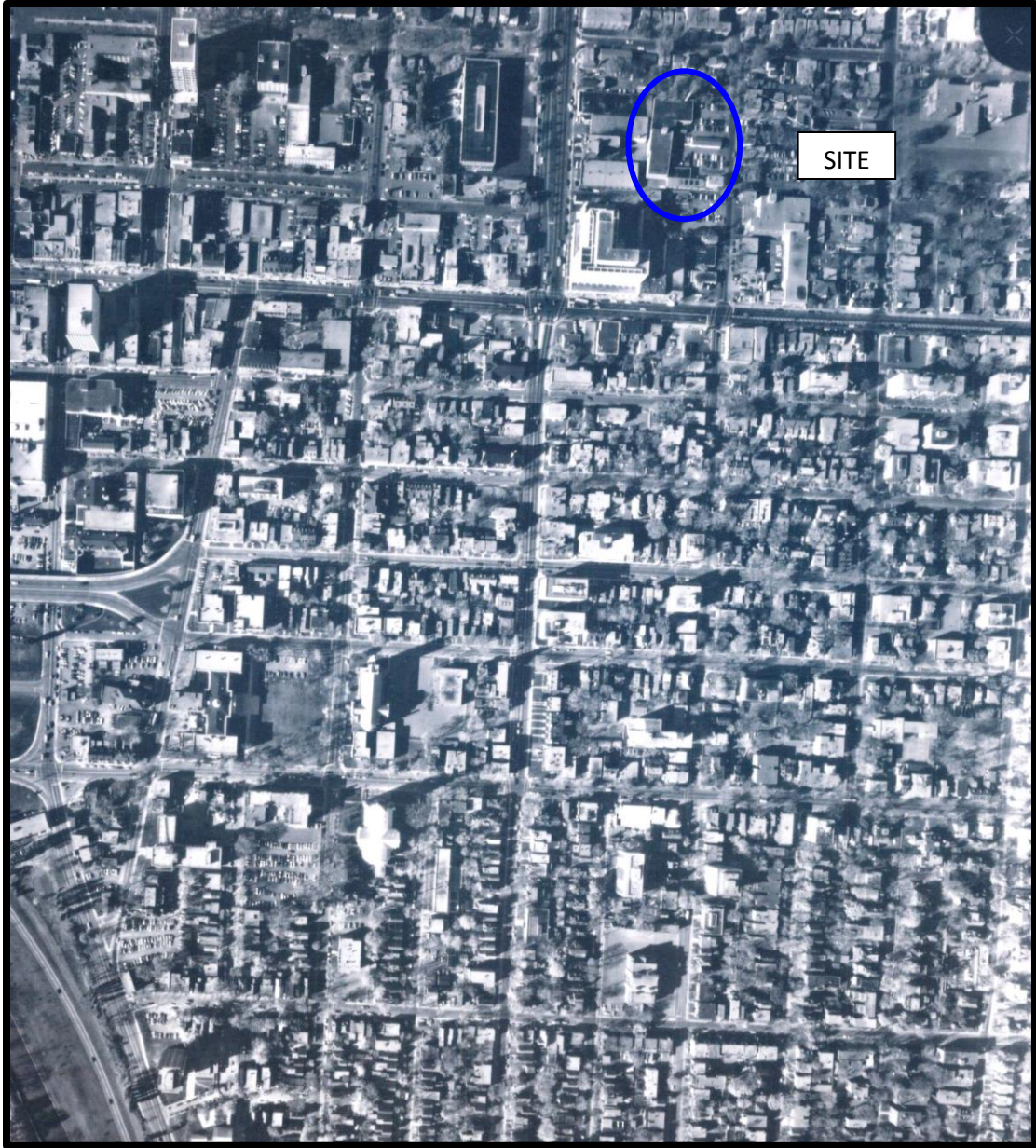
AERIAL PHOTOGRAPH
1922



AERIAL PHOTOGRAPH
1956



AERIAL PHOTOGRAPH
1966



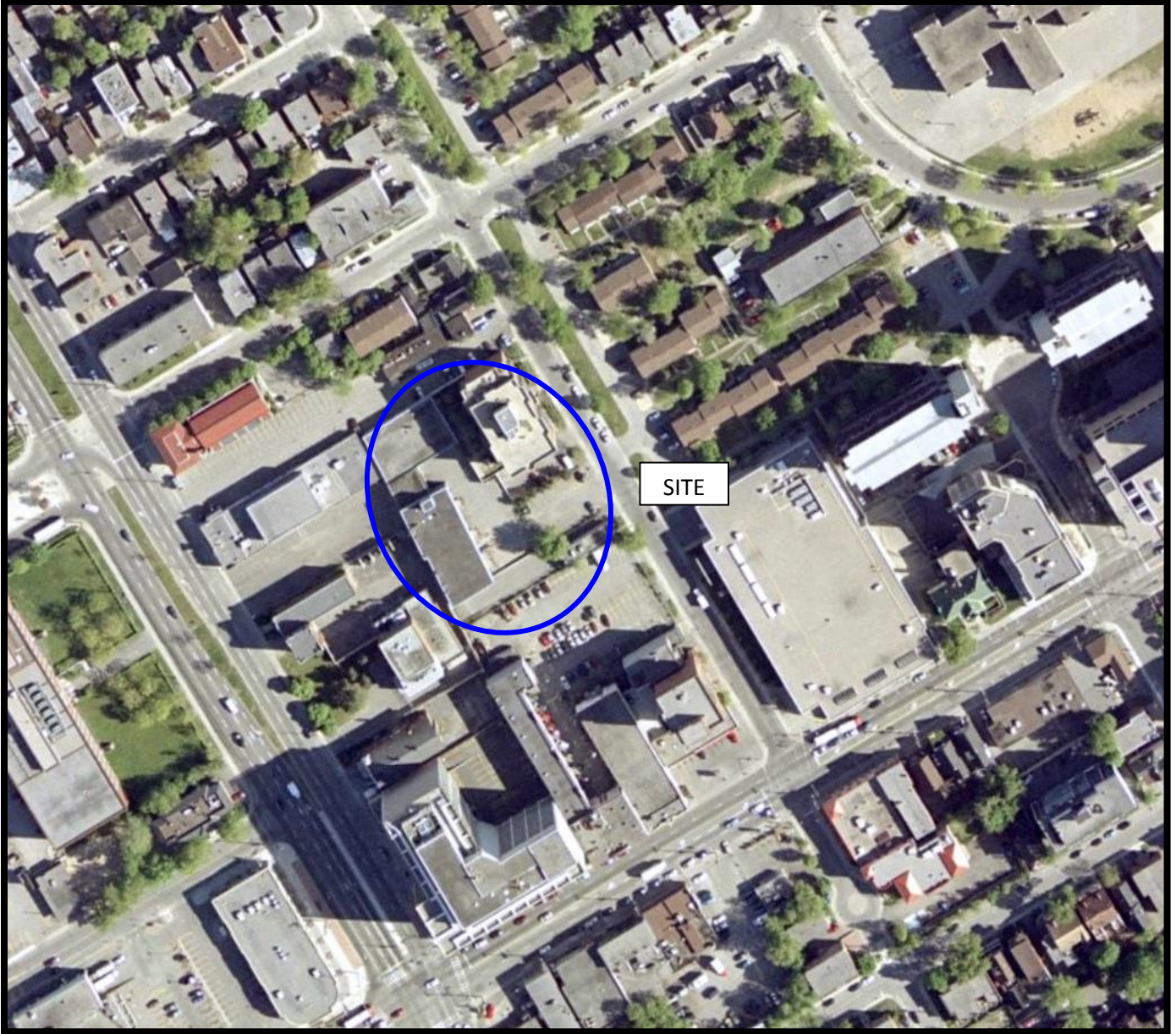
AERIAL PHOTOGRAPH
1968



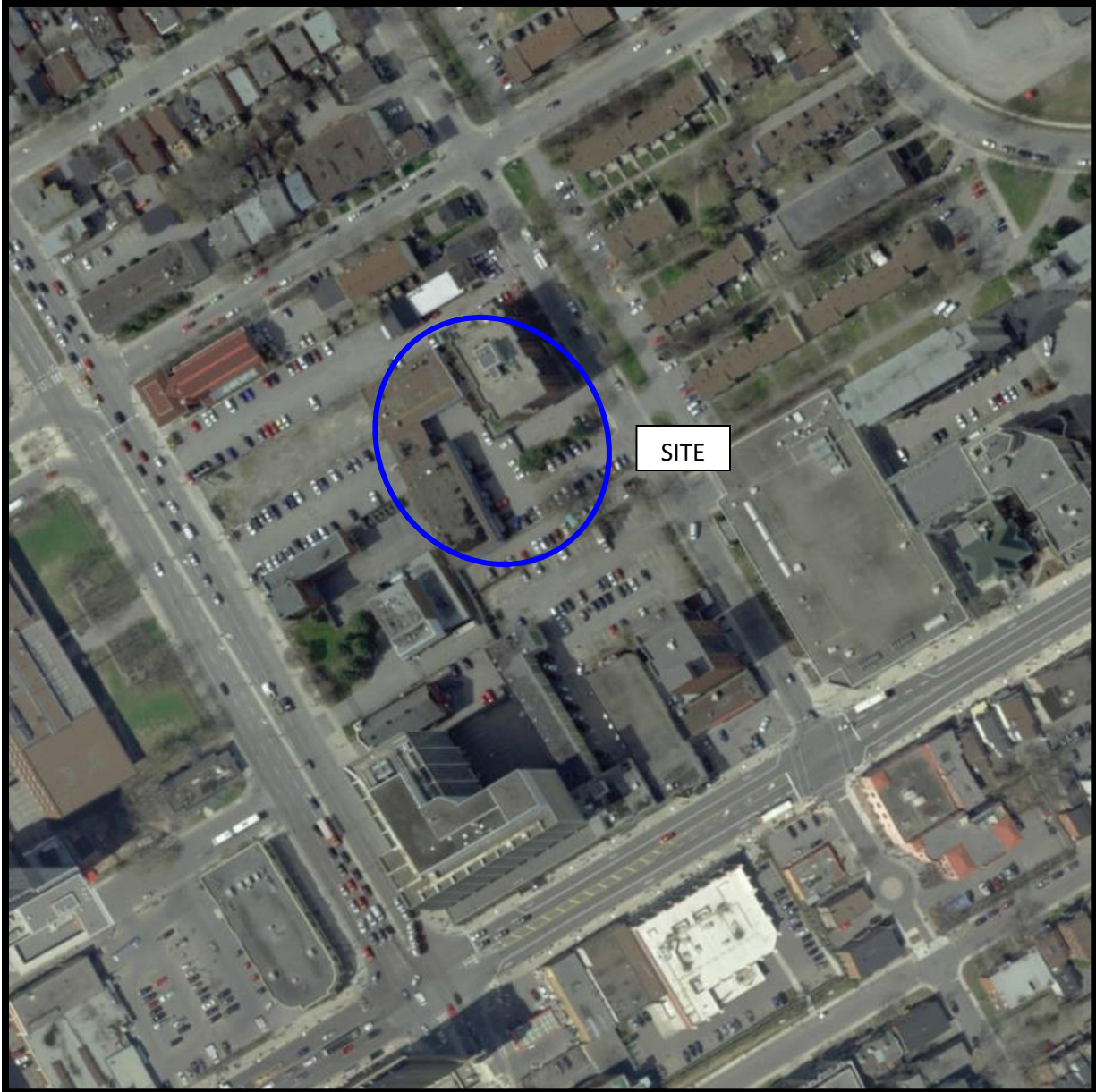
AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1993



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2014

Site Photographs

PE4122

112 Nelson Street, Ottawa, ON

October 5, 2017



Photograph 1: View of the east building face, looking west.



Photograph 2: View of the entrance laneway, facing east towards Nelson Street.

Site Photographs

PE4122

112 Nelson Street, Ottawa, ON

October 5, 2017



Photograph 3: View of the interior south face of the building, looking north.



Photograph 4: Cable operated freight elevator within central area of the building.

Site Photographs

PE4122

112 Nelson Street, Ottawa, ON

October 5, 2017



Photograph 5: Typical construction of the building's common hallways.



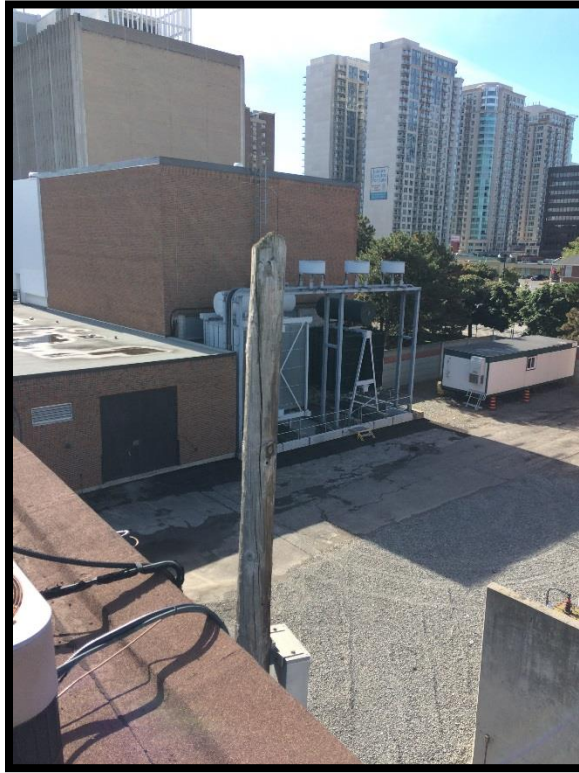
Photograph 6: View of the adjacent transformer substation, looking northwest.

Site Photographs

PE4122

112 Nelson Street, Ottawa, ON

October 5, 2017



Photograph 7: View of the adjacent transformer substation, looking southwest

APPENDIX 2

MOECC FREEDOM OF INFORMATION RESPONSE LETTER

TSSA CORRESPONDENCE

ENVIROSCAN REPORTS

CITY OF OTTAWA HISTORICAL LAND USE INVENTORY LETTER



Search

Go

Generator Details

Registration/Notification Number

ON6381641

Legal Company Name

Primary Name: CCC 396 Division Name: NA

Company Operating Name

Primary Name: The Depot 112 Nelson Division Name: NA

Mailing Address

Division Building: NA Post Box Number: NA
Address Line 1: 335 Catherine Street Address Line 2: NA
Town/City: Ottawa Postal Code / Zip Code: K1R 5T4
County: (if inside Ontario) OTTAWA CARLTON (RM) Province/State (If inside Canada/US) ONTARIO
County: (if outside Ontario) NA Province / State (If outside Canada / US) 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 Post Box Number: NA
Address Line 1: 112 Nelson Street
Address Line 2: NA
Town/City: Ottawa Postal Code / Zip Code: K1N 7R5
County: (if inside Ontario) OTTAWA CARLTON (RM) Province / State (If inside Canada / US) ONTARIO
County: (if outside Ontario) NA Province / State (If outside Canada / US) NA
Country: Canada

Adrian Menyhart

From: Prem Lal <plal@tssa.org> on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: October-24-17 10:33 AM
To: Adrian Menyhart
Subject: RE: Nelson Street, Ottawa

Hi Adrian:

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 Adrian and you have a great day.

Prem



Prem Lal | Public Information Coordinator

Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3570 | Fax: +1-416-734-3568 | E-Mail: plal@tssa.org
www.tssa.org



From: Adrian Menyhart [mailto:AMenyhart@Patersongroup.ca]
Sent: October 24, 2017 9:32 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Nelson Street, Ottawa

Good Morning,

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

96 Nelson Street
112 Nelson Street
110 Nelson Street
134 Nelson Street
351 King Edward Avenue

365 King Edward Avenue
359 Rideau Street
333 Rideau Street
336 Rideau Street
260 York Street

Best Regards,

Adrian Menyhart, P.Eng.

patersongroup
solution oriented engineering

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 208
Fax: (613) 226-6344
Email: amenyhart@patersongroup.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Anthony

Site Address:

112 Nelson Street Ottawa ON Canada

Project No:

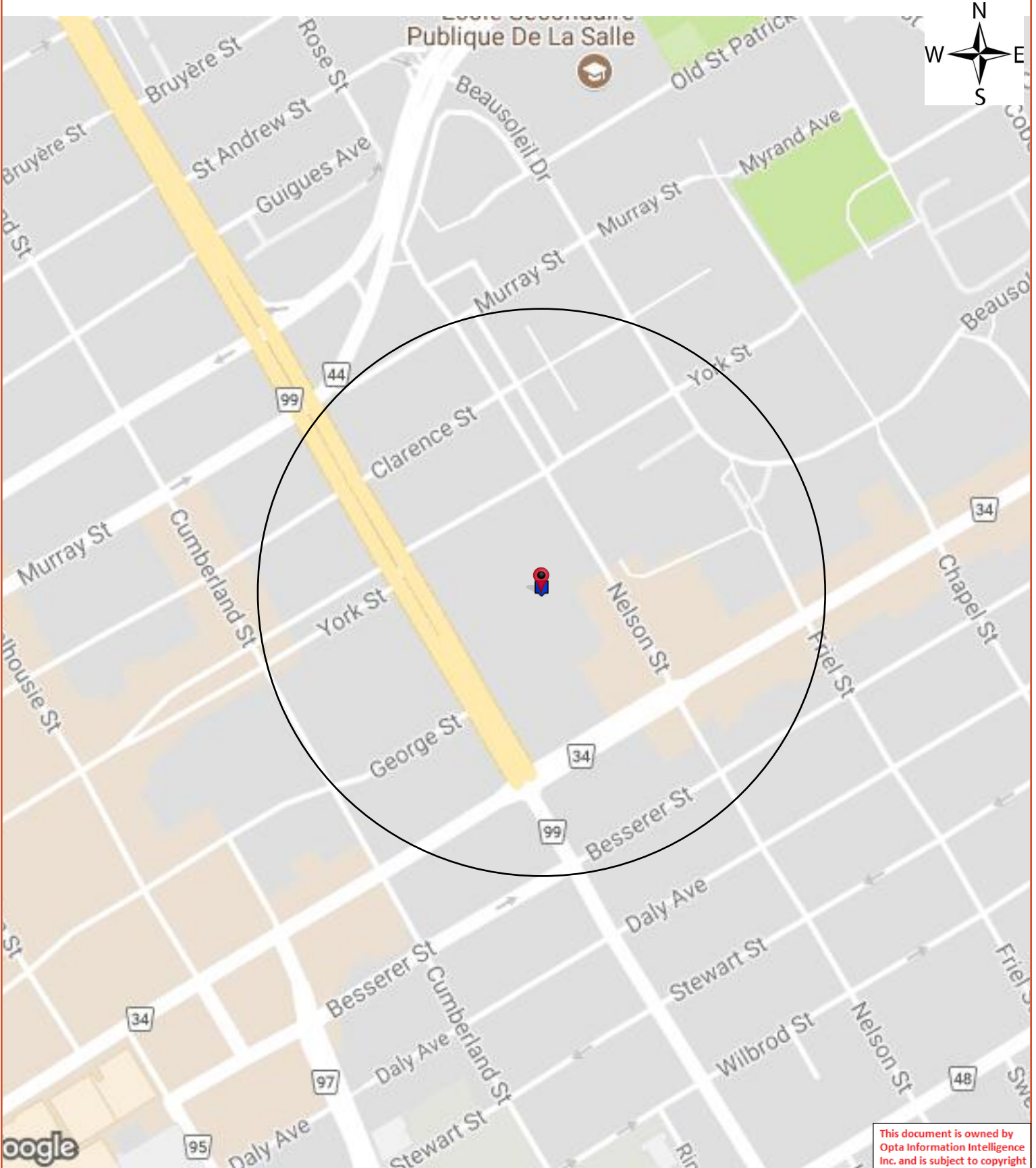
PE4122
Opta Order ID:
41428

Requested by:

Adrian Menyhart
Paterson Group

Date Completed:

10/17/2017 9:03:01 AM



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Opta Historical Environmental Services Enviroscan TM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



Report Index

Project #: PE4122
P.O. #: 22679

Requested by:
Adrian Menyhart
Date Completed: 10/17/2017 09:03:01

Page	Report Title
5	(1987) Siteplan Report - 1987 Domicile Developments 110-112 Nelson Street Ottawa ON a (distance = 0 metres*)
7	(1990) Inspection Report - 1990 Jeroniga of Canada ltd 110-112 Nelson Street Ottawa ON a (distance = 0 metres*)

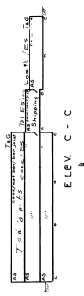
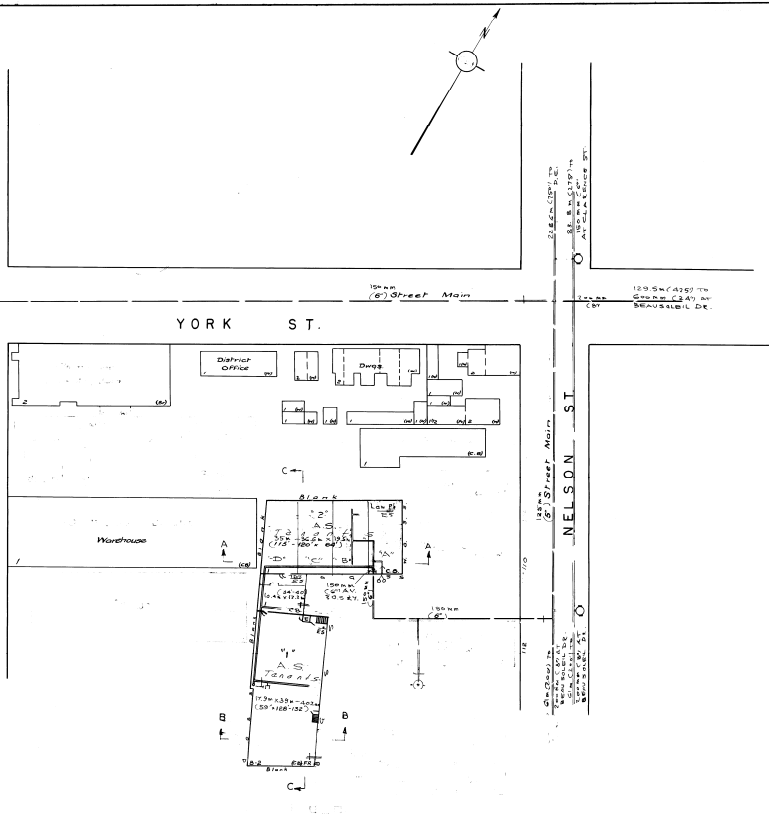


Siteplan Report - 1987 Domicile Developments 110-112 Nelson Street Ottawa ON a



REVISED		
DATE	BY	
OCT. 1952	B.M.	

KING EDWARD AVE.
182-184 Corner of
King Street, Main
182-184 Corner of
King Street, Main



FILE NO. SR 2589
DOMICILE DEVELOPMENTS
OTTAWA, ONTARIO

SCALE 1" = 8'00" DATE APR 1952 FIELD REP. W.P.W.
INSURERS' ADVISORY ORGANIZATION
LOSS CONTROL ENGINEERING DEPARTMENT
TORONTO

PLAN REFERENCE SHEET NO. 212 BLOCK NO. 35

Inspection Report - 1990 Jeroniga of Canada Ltd 110-112 Nelson Street Ottawa ON a



INSURERS' ADVISORY ORGANIZATION
TORONTO

CONFIDENTIAL

For Use of Members Only
Not For General Distribution

INSPECTION REPORT

File No. SR 2589

Plan Available

SPECIAL RISKS DIVISION

SPRINKLER PROTECTION IN SERVICE

NAME OF RISK: Jeroniga of Canada Limited,

LOCATION: 110-112 Nelson Street, Ottawa, Ontario.

SURVEYED BY: Charles Lafleur

DATE: November 20, 1990

OCCUPANCY

1. (a) Multi-tenant industrial and retail buildings.

CONSTRUCTION

2. (a) FIRE DIVISIONS: See Multiple Fire Section Sheets

HAZARDS

3. (a) COMMON HAZARDS:

(i) Heating: Safe. Heat is provided by gas-fired furnaces located in each tenant area.

Chimneys and Flues: Standard

(ii) Air Conditioning: Type - Central
72% Air Conditioned.

(iii) Electrical: Safe. Circuit breakers used. Wiring updated in 1987. Transformers PCB filled: No.

(b) SPECIAL HAZARDS: Safe. See "Tenants".

(c) RADIOACTIVE MATERIALS: None

- (d) HIGH PILING: None
- (e) HOUSEKEEPING: Safe
- (f) HAZARDOUS MATERIAL: None
- (g) EXPOSURES:

		Protection	
		Required	Provided
North	Light	No	No
South	Light	No	No
East	Light	No	No
West	Light	No	No

- (h) ACTIVITY: Moderate 9 Hrs/Day 5 Days/Wk
Number of Production Workers: See "Tenants"
- (i) MAINTENANCE WELDING: No
Permit System used: Not required
- (j) SMOKING RESTRICTED: Yes. Two safe locations.
- (k) ELECTRONIC Data Processing Equipment: No
- (l) PROCESS DESCRIPTION:
See "Tenants".

PROTECTION

- 4. (a) SPRINKLER PROTECTION:
OVERALL GRADING OF SPRINKLERS AND WATER SUPPLIES:

Building 1

$$99 \text{ (EF)} \times \frac{92 \text{ (RF)}}{100} \times \frac{80 \text{ (AT)}}{100} = 78$$

4(a) Cont'd

Building 2

$$100 \text{ (EF)} \times \frac{92 \text{ (RF)}}{100} \times \frac{80 \text{ (AT)}}{100} = 74$$

EF = due to an unsprinklered area

RF = blocked sprinkler nozzle adjacent to fan enclosure in Suite 201 ("MNM Fine Foods Services")

= non-standard fittings have been used and there is a missing fire department pumper connection cap

AT = since a test on the sprinkler system was not done and an outside water motor gong has not been provided

- (i) Area Sprinklered (excluding concealed spaces): 99%
100% Wet
- (ii) Date of Sprinklers: 80%: 1955 20%: 1953
- (iii) Protection Against Freezing: Adequate
Sections shut off in winter: None
Sections on cold weather system: None
Sections subject to freezing
Not adequately protected: None
- (iv) (a) Additional Sprinklers Required: Yes. See "Tenants".
(b) Unsprinklered Areas Not Requiring Sprinklers: None
- (v) Sprinkler Equipment Standard: No. Due to the following:
 - (1) Unlisted gate valves have been provided on each floor of Building 1.
 - (2) Sprinkler system alarm valve is used as a check valve only.
- (vi) Alarms: Consist of inside electric bells connected to a local annunciator panel which is connected to the ULC listed Ottawa central station of Via Security System Inc. monitoring gate and water flow only. A sprinkler alarm valve is required for monitoring pressure (Recommendation made to the "Building Owner"). An outside water motor gong has not been provided (Recommendation made to the "Building Owner"). (Grading = 15%)

This inspector could not determine from property managers if alarm system is still connected as described above.

(vii) Water Supplies:

- (a) Grading: Fair
- (b) Primary: Municipal - Fair
- (c) Secondary: No - Not Required
- (d) Good single supply from a 200mm (8") connection to 76.2m (250') of 200mm (8") municipal main fed both ways. Grading is considered to be good due to the size of this municipal main. Static pressure 517.5 kPa (75 p.s.i.), residual pressure 345 kPa (50 p.s.i.) with the 50mm (2") drain flowing fully open during previous inspection.

4731.3 L/min (1250 U.S. g.p.m.) at 289.6 kPa (42 p.s.i.) at the base of the riser (Ordinary Hazard Group 2) is required. Water flow test taken in September 1979 indicates that 4731.3 L/min (1250 U.S. g.p.m.) at 503.3 kPa (73 p.s.i.) is available.

Water Flow Test Data:

Location: Jules Morrin Street at Beausoleil Drive

Static Pressure: 510.2 kPa (74 p.s.i.)

9432.2 L/min (2,492 U.S. g.p.m.) flowing at a residual pressure of 496.4 kPa (72 p.s.i.).

(viii) Additional System details: No

Fire Department Pumper Connection: Yes

- 4. (b) OTHER PROTECTION
 - (i) Extinguishers: Standard
 - (ii) Standpipes and Hose: None
 - (iii) Watchman Service: None
 - (iv) Special Equipment and Apparatus: Standard. See "Tenants".
- 4. (c) OUTSIDE PROTECTION
 - (i) Hydrants: Public: Standard
Private: Standard
Flushed: No

(ii) Fire Dept. Public: Paid Distance to Fire Hall 2 km (1 1/4 mile)

Private: No

F.U.S. Classification of Municipality: 3

(iii) Accessibility:

To Property: Good

Into Building: Good

EXTENDED COVERAGE

5. (a) WINDSTORM: Unusual Hazards: No
- (b) LIGHTNING: Unusual Features: No
- (c) EXPLOSION: Unusual Features: No
- (d) SPRINKLER LEAKAGE: Stock Skidded or Shelved: Yes
Stock Susceptible to Large Water Damage: No
Floors Drained: No
- (e) RIOT, VANDALISM, MALICIOUS ACTS:
Access restricted: No
Guard Supervised: No
Yards Fenced: No
Yards Lit: No
Remote from populated areas: No
- (f) EARTHQUAKE - Zone: 2
- (g) IMPACT HAZARDS - by aircraft: No
- by road vehicles: No
- by trains: No
- by floating vessels: No
- (i) SMOKE - Susceptibility of Stock to Smoke Damage: Moderate

6.

BUSINESS INTERRUPTION

- (a) Seasonal: No
- (b) Operation: 9 Hrs/Day 5 Days/Wk.
- (c) Interdependency: No

- (d) Raw Materials Mainly: Domestic
Stock on hand for: 1 month
Stock Replacement Time: 1 month
- (e) Computerized Programming: No
- (f) Single Train Production: No
- (g) Vital Machinery Custom Made: No
- (h) Private Power Generation: No
Alternative Power Source: No
- (i) Production Dependent on Pollution Control Equipment: No
- (j) Other Important Features: No

7.

UNDESIRABLE FEATURES

PROMINENT: None.

OTHER: See "Recommendation Letter".

8.

MANAGEMENT - LOSS PREVENTION PROGRAMMES

	CONTROL REQUIRED:	CONTROL EXERCISED:
(a) Basic Fire Protection:	No	Satisfactory
(b) Self-inspection:	No	Satisfactory
(c) Maintenance of Fire Protection Equipment:	No	Satisfactory
(d) Pre-emergency Planning:	No	Satisfactory
(e) Plant Security:	No	Satisfactory
(f) Private Fire Brigade:	No	Satisfactory
(g) Smoking Regulations:	Yes	Satisfactory
(h) Welding, Cutting & Grinding:	No	Satisfactory
(i) Impairment Notification:	No	Satisfactory
(j) Preventive Maintenance:	No	Satisfactory

Comments: None.

9. TENANTS:

- NOTE: 1. Asterisk (*) denotes change of occupancy since last survey.
2. Good housekeeping with a standard supply of portable fire extinguishers, unless otherwise stated.
3. Overall grading of sprinklers and water supplies to all tenants is equal to that of the building grading, unless otherwise stated.

Building 1 - 2nd Floor

Suite 201 *MNM Fine Foods Services: IBC CODE: IND 740
Occupies 41.8 sq. m (450 sq. ft.) as a custom food caterers' kitchen. Natural gas cooking range is protected by an Aqua Blue WHD250 Walter Kidde, wet chemical fixed extinguishing system serviced semi-annually by Douglas Fire Suppression, last serviced July 1991. A 1.5m x 1.2m (5' x 4') walk-in cooler is unsprinklered (Recommendation made). The sprinkler nozzle located 10.2cm (4") to a venting fan is blocked by the enclosure (Recommendation made).

Suite 201-A *Name Unknown: IBC CODE: IND 661
Occupies 27.9 sq. m (300 sq. ft.) in area as an office. (Locked).

Suite 202 *Termis: IBC CODE: IND 661
Occupies 139.4 sq. m (1,500 sq. ft.) in area as offices.

Suite 203-204 Sheba Gordon Sprit: IBC CODE: IND 505
Occupies 278.7 sq. m (3,000 sq. ft.) in area as a wholesale clothing operation.

Suite 205 Apex Customs & Business Consultants Limited: IBC CODE: IND 661
Occupies 139.4 sq. m (1,500 sq. ft.) in area as offices. Sprinkler protection is required at a 1.2m x 3m (4' x 10') storage room (Recommendation made).

Common Areas:
Stairs, corridors, elevator - 198 sq. m.

Building 1 - 1st Floor

Suite 102 *Coma Designs: IBC CODE: IND 505
Occupies 86.9 sq. m (935 sq. ft.) in area as a wholesale clothing operation.

Suite 103 *Vacant: IBC CODE: IND 184
92.9 sq. m (1,000 sq. ft.)

Suite 104 Snookie Lomow Sales Agency Inc.: IBC CODE: IND 505
Occupies 100.8 sq. m (1,085 sq. ft.) as a wholesale clothing and custom mkaing operation.

- Suite 105 Shepherd's: IBC CODE: IND 505
Occupies 111.5 sq. m (1,200 sq. ft.) as a wholesale clothing and custom making shop.
- Suite 106 *Vacant: IBC CODE: IND 184
66.9 sq. m (720 sq. ft.)
- Suite 107 *Apex Customs & Business Consultants Limited: IBC CODE: IND 661
Occupies 139.4 sq. m (1,500 sq. ft.) in area as offices.

Basement Level

*Soloway Wright: IBC CODE: IND 514
Occupies 712.5 sq. m (7,670 sq. ft.) in area for the storage of office record files (no access). It is said that this area in part may be leased to others.

Building 2

- Suite 101-A *Patduan (Nuad): IBC CODE: IND 359
Occupies 148.6 sq. m (1,600 sq. ft.) in area as metal and parts storage by heating contractor. (Locked).
- Suite 101-
B, C *Las Palmas: IBC CODE: IND 740
Occupies 386.9 sq. m (4,165 sq. ft.) in area as a food preparation kitchen and goods storage for franchise operations at other locations. Work consists of cooking foods and packaging and delivery to own outlets only. The hood, duct and gas-fired cooking equipment is protected by a fixed automatic extinguishing system from Kidde HDR 25DC, serviced semi-annually by Total Fire Protection Limited.
- Suite 101-D *Nates Delicatessen: IBC CODE: IND 519
Occupies 207.6 sq. m (2,235 sq. ft.) in area as restaurant equipment and furniture storage.

Tenant Common Shipping Areas:

Corridors, stairs, elevator, shipping areas - 81.8 sq. m (880 sq. ft.).



File Number: D06-03-17-0112

October 23, 2017

Marek Moroz
Paterson Group
154 Colonnade Road S
Ottawa, ON K2E 7J5

Sent via email [mmoroz@patersongroup.ca]

Dear Mr. Moroz,

**Re: Information Request
112 Nelson Street, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

Environmental Remediation Unit: The subject property is within 500 M of former landfill Ur-37 – Southwest Corner of King Edward and York. The City of Ottawa has no information regarding the current environmental conditions of this former landfill as the site is under private ownership.

Search of Historical Land Use Inventory

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

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Property.

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

- There are 25 activities associated with properties located within 50m of the Subject Property: Activity Numbers 758, 1044, 1045, 2798, 2837, 2895, 3865,

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

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 de la planification, de l'infrastructure et
du développement économique

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

4375, 4390, 4642, 6169, 6425, 6453, 8030, 8396, 9077, 9542, 9658, 9890, 10085, 10543, 10826, 13188, 13387, and 13787.

Please note that Activity Numbers 1044, 2837, 4642, 6425, 8030, 8396, 9077, and 13188 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 Property. 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 Property as well as the location of all the activities noted above, including the HLUI database's location of the Activity Number with a PIN Certainty of "2".

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an "as is" basis with no

representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Crooks', with a long horizontal flourish extending to the right.

Ben Crooks

Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/ BC

Attach: 28

cc: File no. D06-03-17-0112



CITY OF OTTAWA

HLUI ID: __670H3Y

AREA (Square Metres): 645.909

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:27:09

Study Year
1998

PIN
042130148

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 10085 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 433

Related PINS: 042130148

Name: OTTAWA IRON WORKS LIMITED

Address: 96 NELSON STREET, OTTAWA

Facility Type: Iron Foundries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1922.M.1930, M.1940, M.1948, M.1950 , M.1956, M.1960, M.1970, M.1980;
FIP1901-14-35,vol2. FIP1912-14-35,vol1. FIP1922-14-35,vol1; FIP1948-212-35; FIP1956-212-3-35

HL References 2:

HL References 3:

NAICS	SIC
332321	303
332329	303
331511	294
238220	424
327215	303
332810	294

Company Name

General Tinsmith Works Inc.

Ottawa Iron Works Ltd.

Year of Operation

c. 1970

c. 1920 -1956



CITY OF OTTAWA
HLUI ID: __679FKG
AREA (Square Metres): 1238.083

Report: RPTC_OT_DEV0122
 Run On: 12 Oct 2017 at: 09:28:12

Study Year
1998

PIN
042130163

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 1044 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 3199

Related PINS: 042130137

Name: ALEX DACKERS
Address: 311 KING STREET, OTTAWA
Facility Type: Waste Materials, Wholesale
Comments 1: - changed to King Edward by 1910 - no # in 1920
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
418110	591
418190	591
415310	591

Company Name

Alex Dackers

Year of Operation

c. 1900



CITY OF OTTAWA

HLUI ID: __679FMJ

AREA (Square Metres): 1307.713

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:29:45

Study Year
1998

PIN
042130211

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6453 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 1052

Related PINS: 042130211

Name: HYDRO ONE NETWORKS INC.
Address: 351 KING EDWARD AVENUE, OTTAWA

Facility Type: Electric Power Systems Industry

Comments 1: King Edward TS

Comments 2:

Generator Number: ON5244117

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1922, M.1930, M.1940, M.1948, M.1950, M.1956, M.1960, M.1970, M.1980;
FIP1901-14-35,vol2; FIP1912-14-35,vol1; FIP1922-14-35,vol1; FIP1948-212-35; FIP1956-212-3-35

HL References 2:

HL References 3: 2003 PID

NAICS	SIC
221122	491
221121	491
221113	491
221111	491
221112	491
221119	491
221122	0

Company Name

HYDRO ONE NETWORKS INC.

Hydro Electric Station No. 4

Year of Operation

c. 2003

c. 1948-1999



CITY OF OTTAWA
HLUI ID: __679F49
AREA (Square Metres): 2502.560

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:30:44

Study Year
1998

PIN
042130210

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2837 **Multiple PINS:** N

PIN Certainty: 2 **Previous Activity ID(s) :** 1053

Related PINS: 042130210

Name: CARRIERE ROMEO

Address: 363 KING EDWARD AVENUE, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1: Carriere Percy - Auto dealer on same lot in 1940.

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
447190	633
447110	633
811199	633

Company Name

Carriere Romeo

Year of Operation

c. 1940



CITY OF OTTAWA
HLUI ID: __679F49
AREA (Square Metres): 2502.560

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:30:44

Study Year
1998

PIN
042130210

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9077 **Multiple PINS:** Y
PIN Certainty: 2 **Previous Activity ID(s) :** 1810

Related PINS: 042130210

Name: MURPHY-GAMBLE LIMITED
Address: 357 KING EDWARD AVENUE, OTTAWA
Facility Type: Motor Vehicle Repair Shops

Comments 1:
Comments 2:

Generator Number:

Storage Tanks: 1 (one) underground, gasoline, 300 gallon tank

HL References 1: FIP1901-14-35,Vol2; FIP1912-14-35,Vol1; FIP1922-14-35,Vol1, M.1922

HL References 2:

HL References 3:

NAICS	SIC
811121	635
811119	635
811112	635

Company Name

Murphy-Gamble Ltd.

Year of Operation

c. 1901-1922



CITY OF OTTAWA

HLUI ID: __679FCL

AREA (Square Metres): 3745.242

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:32:24

Study Year
1998

PIN
042130158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1045 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 1823

Related PINS: 042130158

Name: ALEX DACKUS

Address: KING EDWARD AVENUE, OTTAWA

Facility Type: Petroleum Products, Wholesale

Comments 1: One large building on property notes old iron and coal.

Comments 2: 309 to 311

Generator Number:

Storage Tanks:

HL References 1: FIP1901-14-35,Vol2; FIP1912-14-35,Vol1; FIP1922-14-35,Vol1, M.1901, M.1920

HL References 2:

HL References 3:

NAICS	SIC
454310	511
418190	591
419120	511
415310	591
412110	511
418110	591

Company Name

Alex Dackus

Year of Operation

c. 1901



CITY OF OTTAWA

HLUI ID: __679FCL

AREA (Square Metres): 3745.242

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:32:24

Study Year
1998

PIN
042130158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10543 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042130158

Name: PETRO CANADA

Address: 311 RIDEAU STREET, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
447190	0

Company Name

PETRO CANADA

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679FCL

AREA (Square Metres): 3745.242

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:32:24

Study Year
1998

PIN
042130158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10826 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042130158

Name: PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

Address: 305 RIDEAU STREET, OTTAWA

Facility Type: General Administrative Services

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Property Assessment

NAICS	SIC
911910	0

Company Name

Year of Operation

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA c. 2005

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA c. 2001



CITY OF OTTAWA

HLUI ID: __679FCL

AREA (Square Metres): 3745.242

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:32:24

Study Year
1998

PIN
042130158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13188 Multiple PINS: N
PIN Certainty: 2 Previous Activity ID(s) : 1464, 7122

Related PINS: 042130158

Name: STAR CLEANERS AND DYERS OF OTTAWA

Address: RIDEAU STREET, OTTAWA

Facility Type: Laundries and Cleaners

Comments 1: Listed at 317 Rideau in M.1930 and at 319 Rideau in M.1940 and M.1950.

Comments 2: 317 to 319

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, DE&S Drive By, 1999.

HL References 2:

HL References 3:

NAICS	SIC
812320	972
812330	972
812310	972
561740	972

Company Name	Year of Operation
Unnamed Dry Cleaner	c. 1999
Star Cleaners and Dyers of Ottawa	c. 1930-1950



CITY OF OTTAWA
HLUI ID: __679FCL
AREA (Square Metres): 3745.242

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:32:24

Study Year
1998

PIN
042130158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 4375 **Multiple PINS:** N

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

Related PINS: 042130158

Name: DEPARTMENT OF NATIONAL DEFENCE

Address: 305 RIDEAU STREET, OTTAWA

Facility Type: Defence Services

Comments 1: CONSTITUTION BUILDING

Comments 2:

Generator Number: ON0046566

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
911110	0

Company Name	Year of Operation
DEPARTMENT OF NATIONAL DEFENCE	c. 2000
DEPARTMENT OF NATIONAL DEFENCE	c. 2001
DEPARTMENT OF NATIONAL DEFENCE	c. 2003



CITY OF OTTAWA
HLUI ID: __679FCL
AREA (Square Metres): 3745.242

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:32:24

Study Year
1998

PIN
042130158

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 4390 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 3217

Related PINS: 042130158

Name: DEPARTMENT OF PUBLIC WORKS

Address: 311 RIDEAU STREET, OTTAWA

Facility Type: General Administrative Services

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
493130	479
493190	479
493120	479
911910	815

Company Name

Department of Public Works

Year of Operation

c. 1960



CITY OF OTTAWA

HLUI ID: __679G3C

AREA (Square Metres): 11334.127

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:34:04

Study Year
1998

PIN
042130165

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13787

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 4308

Related PINS: 042130165

Name: UNNAMED CANNING PLANT

Address: 103 NELSON STREET, OTTAWA

Facility Type: Fruit and Vegetable Industries

Comments 1: FIP1912 - residence FIP1922 - vacant lot M. 1948 - lists as garage for residence

Comments 2: unit a

Generator Number:

Storage Tanks:

HL References 1: M.1922, M.1948, M.1956; FIP1901-14-28,vol2; FIP1912-14-28,vol1; FIP1922-14-28,vol1; FIP1948-212-28; FIP1956-212-3-28

HL References 2:

HL References 3:

NAICS	SIC
311410	103
311211	103
312110	103
311990	103
311420	103

Company Name

Unnamed Canning Plant

Year of Operation

c. 1956



CITY OF OTTAWA

HLUI ID: __679G3C

AREA (Square Metres): 11334.127

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:34:04

Study Year
1998

PIN
042130165

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3865 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 432

Related PINS: 042130165

Name: DEMERS ELECTRIC CO.
Address: 105 NELSON STREET, OTTAWA
Facility Type: Sign and Display Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

HL References 2:

HL References 3:

NAICS	SIC
339950	397

Company Name

Demers Electric Co.

Year of Operation

c. 1940



CITY OF OTTAWA

HLUI ID: __679GMT

AREA (Square Metres): 5812.153

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:35:04

Study Year
1998

PIN
042130178

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13387 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042130178

Name: THE DRY CLEANER
Address: 375 RIDEAU STREET, OTTAWA

Facility Type: Laundries and Cleaners

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC
812320 0

Company Name

THE DRY CLEANER

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679GMT

AREA (Square Metres): 5812.153

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:35:04

Study Year
1998

PIN
042130178

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6169 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 4305
 Related PINS: 042130178

Name: GORDIE CUTHBERT SERVICE STATION
 Address: 353 RIDEAU STREET, OTTAWA
 Facility Type: Motor Vehicle Repair Shops
 Comments 1: M. 1922 - vacant lot FIP1912, FIP1922 - open wood yard
 Comments 2:
 Generator Number:

Storage Tanks: 3 UST (gasoline) - property is on NE corner of Rideau & Nelson Sts., tanks are end to end in straight line & at right angle to Nelson & parallel to Rideau

HL References 1: M.1922, M.1948, M.1956; FIP1901-14-28,vol2; FIP1912-14-28,vol1; FIP1922-14-28,vol1; FIP1956-212-3-28

HL References 2:

HL References 3:

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

Company Name

Year of Operation

Bert Steele Service Station

c. 1948

Gordie Cuthbert Service Station

c. 1956



CITY OF OTTAWA

HLUI ID: __679GMT

AREA (Square Metres): 5812.153

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:35:04

Study Year
1998

PIN
042130178

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 758 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 1189

Related PINS: 042130178

Name: BERRY JASON M
Address: 351 TO 357 STREET, OTTAWA
Facility Type: Gasoline Service Stations

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

HL References 2:

HL References 3:

NAICS	SIC
447190	633
811199	633
447110	633

Company Name

Year of Operation

Imperial Oil Service Station	c. 1930-1950
Gilbert Steel Auto Garage	c. 1950
Berry Jas M	c. 1940



CITY OF OTTAWA

HLUI ID: __679GMT

AREA (Square Metres): 5812.153

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:35:04

Study Year
1998

PIN
042130178

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8396 Multiple PINS: Y

PIN Certainty: 2 Previous Activity ID(s) : 773

Related PINS: 042130177

Name: LE DROIT JOURNAL
Address: 375 RIDEAU STREET, OTTAWA

Facility Type: Commercial Printing Industries

Comments 1: Generator #ON0403901 (waste generator) Printing of all kinds -periodicals, newspapers, books, brochures, circulars. Use of offset and letterpress process FIP1922 - vacant lot FIP1948 - lists as public library

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: S.1958, S.1961, S.1964-65, S.1970/71; M.1922, M.1948, M.1956, M.1958, M.1960, M.1961, M.1964, M.1970, M.1971, M.1980; FIP1901-14-28,vol2; FIP1912-14-28,vol1; FIP1922-14-28,vol1; FIP1948-212-28; FIP1956-212-3-28; PID1994

HL References 2:

HL References 3:

NAICS	SIC
511110	284
323114	281
323115	281
323116	281
511130	284
512230	284
323119	281
511120	284

Company Name	Year of Operation
Le Droit Journal	c. 1994
Le Droit Ltee.	c. 1956-1980
Syndicat D'Oeuvres Sociales Limitee	c. 1958-1971



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1998

PIN
042130178

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9542 **Multiple PINS:** N

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

Related PINS: 042130178

Name: NATIONAL GROCERS COMPANY

Address: 375 RIDEAU STREET, OTTAWA

Facility Type: Camera and Photographic Supply Stores

Comments 1: LOBLAWAS SUPERMARKETS

Comments 2:

Generator Number: ON0129110

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
443130	0
812922	0

Company Name

NATIONAL GROCERS COMPANY

Year of Operation

c. 2000



CITY OF OTTAWA

HLUI ID: __679FOS

AREA (Square Metres): 1406.772

Report: RPTC_OT_DEV0122

Run On: 12 Oct 2017 at: 09:37:42

Study Year
1998

PIN
042130152

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 9890 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 4319

Related PINS: 042130152

Name: OTTAWA HYDRO ELECTRIC & OTTAWA ELECTRIC RAILWAY

Address: NELSON STREET, OTTAWA

Facility Type: Electric Power Systems Industry

Comments 1: FIP1901, FIP1912 - residence & vacant lots M. 1922 - 138 - 140 Nelson lists as O-E Railroad Power Station - 3 transformers - property is 60% of 136 - 140 Nelson

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1922, M.1948, M.1956; FIP1901-14-35,vol2; FIP1912-14-35,vol1; FIP1922-14-35,vol1; FIP1948-212-35; FIP1956-212-3-35

HL References 2:

HL References 3:

NAICS	SIC
221113	491
482113	453
221122	491
482112	453
482114	453
221111	491
221121	491
483116	453
221112	491
221119	491
488210	453

Company Name

Ottawa Hydro Electric & Ottawa Electric Railway

Year of Operation

c. 1922-1956

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Adrian Menyhart P.Eng/ing./QP_{esa}

Adrian received his Bachelor's of Engineering from Carleton University in 2011, with a specialization in environmental engineering. During the summers of 2009 through 2011, Adrian worked for the Canadian Food Inspection Agency as an Inspector within the Ottawa region. During Adrian's summer experience he would gain invaluable experience with time management, relations with other government departments as well as the general public and data and information collection. Upon completion of Adrian's summer employment with Canadian Food Inspection Agency in 2011, Adrian started his career as a junior environmental specialist at Paterson within the Environmental Division under the guidance of Mark D'Arcy and other senior personnel. During his time at Paterson, Adrian has accumulated extensive experience with Phase I and Phase II environmental site assessments, remediation inspections, environmental monitoring and field procedures and the filing of Records of Site Condition. Being fluently bilingual in English and French, Adrian has experience working in both Ontario and Quebec, and is licensed with governing engineering bodies in both provinces. Adrian's work experience has provided an opportunity to gain valuable knowledge about the environmental industry, which has lead to his advancement within the Paterson office and ability to be a contributor to the Environmental Divisions success.

EDUCATION

B.Eng. 2011, Environmental Engineering, Carleton University, Ottawa, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Ordre des Ingénieurs du Québec
Professional Engineers of Ontario
Ottawa Geotechnical Group

YEARS OF EXPERIENCE

With Paterson: 6

With other Firms: 1

OFFICE LOCATION

Paterson's Ottawa Office

SELECT LIST OF PROJECTS

- Ottawa Arts Gallery Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials, providing daily correspondence with the client. Successfully filed a Record of Site Condition for the property.
- Ottawa Heart Institute Construction, Ottawa, ON (project manager) – Conducted air sampling for parameters such as particulate matter, lead, mould and asbestos
- Rideau Centre Expansion, Ottawa, ON (remediation supervisor) – Provided guidance in the segregation of soils on the site, managing contaminated and clean materials.
- Tweedsmuir and Carling Avenue water and sewer main rehabilitation, Ottawa, ON (remediation supervisor) – Provided guidance for the management of contaminated materials within the sewer and water main excavations.
- Conducted numerous designated substance surveys and asbestos surveys throughout Ontario and Quebec, collecting representative samples of potential asbestos containing materials and preparing comprehensive reports.
- Conducted numerous air sampling programs, collecting samples for environmental parameters such as asbestos, lead and mould, and preparing reports.
- Conducted Phase I and II Environmental Site Assessments across Ontario and Quebec
- Groundwater Monitoring and Sampling

PROFESSIONAL EXPERIENCE

September 2011 to present, **Environmental Engineer, Paterson Group Inc.**, Ottawa, Ontario

- Prepare, revise and submit all documentation and reports for the successful filing of Records of Site Condition with the Ministry of the Environment and Climate Change
- Provide on-site environmental expertise for remediation projects including Ottawa Arts Gallery, Rideau Centre Expansion and Tall Ships Landing, among various small scale remediation project within the greater Ottawa area.
- Coordinate field programs and prepare reports for Phase I and II projects across Ontario and Quebec.
- Oversee environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Conduct designated substance surveys in Ontario and Quebec.
- Coordinate air sampling programs for various environmental parameters, comparing results with regulatory standards and other guidelines.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations for environmental concerns.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for environment field programs and construction costs.

June to September from 2009 to 2011, **Inspector, Canadian Food Inspection Agency**, Ottawa, Ontario

- Conducted the trapping program for the Emerald Ash Borer across Eastern Ontario.
- Assisted in the preparation and training of other inspectors for the trapping program.
- Conducted inspections for restricted wood products at various campgrounds.
- Assisted other inspectors in inspecting shipments of wood products from other countries, in certain cases, seizing and disposing of items.
- Compiling data and preparing reports.

Mark S. D'Arcy, P.Eng., QP_{ESA} Senior Environmental/Geotechnical Engineer

After receiving his Bachelors of Applied Science from Queen's University in 1991 in Geological Engineering, Mark joined Paterson Group Inc. During the first 10 years of Mark's career, he was heavily involved in all aspects of field work, including drilling boreholes, excavating test pits, conducting phase I site inspections, environmental sampling and analysis and inspection of environmental remediations. During Mark's field experience, he gained invaluable field and office experience, which would prepare Mark to become the Environmental Division Manager. Mark's field experience ranges from Phase I Environmental Site Assessments (ESAs) to on-site soil and groundwater remediations, as well as, environmental/geotechnical borehole investigations. Mark's field experience has provided extensive knowledge of subsurface conditions, contractor relations and project management. These skills would provide Mark with the ability to understand a variety of situations, which has lead Paterson to an extremely successful Environmental Department. Mark became the Environmental Manager in 2006, which consisted of two engineers and two field technicians. Mark has been an integral part in growing the Environmental Division, which now consists of nine engineers and three field technicians. Mark is the Senior Project Manager for a wide variety of environmental projects within the Eastern Ontario area including Phase I ESAs, Phase II ESAs, remediations for filing Records of Site Condition in the Ontario Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry, Brownfield Applications and Landfill Monitoring Programs. As the Senior Project Manager, Mark is responsible for directing project personnel, final report review and overall project success. Mark has proven leadership and ability to manage small to large scale projects within the allotted time and budget.

EDUCATION

B.A.Sc. 1991, Geological Engineering, Queen's University, Kingston, ON

LICENCE/ PROFESSIONAL AFFILIATIONS

Professional Engineers of Ontario
ESA Qualified Person with MOECC
Ottawa Geotechnical Group
Consulting Engineers of Ontario

YEARS OF EXPERIENCE

With Paterson: 26

OFFICE LOCATION

154 Colonnade Road South,
Nepean, Ontario, K2E 7J5

SELECT LIST OF PROJECTS

- 222 Beechwood Avenue, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 409 MacKay Street, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Art's Court Redevelopment, Ottawa, Ontario (Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- Visitor Welcome Centre, Phase II and Phase III, Parliament Hill, Ottawa, Ontario (Senior Project Manager for Environmental Remediation)
- Mattawa Landfill, Mattawa, Ontario (Senior Project Manager, Annual Water Quality Monitoring report)
- Multi-Phase Redevelopment of the Ottawa Train Yards, Ottawa, Ontario (Senior Project Manager)
- Rideau Centre Expansion, Ottawa, Ontario(Senior Project Manager for Phase I ESA, Phase II ESA, Phase III ESA, Environmental Remediation)
- 26 Stanley Avenue, Ottawa, Ontario, Phase I ESA, Phase II ESA (Senior Project Manager)
- Riverview Development – Kingston, Ontario, Phase I ESA, Phase II ESA, and filing of an RSC in the MOECC Environmental Site Registry (Senior Project Manager)
- Monitoring Landfills for River Valley, Kipling and Lavagine (Senior Project Manager)

PROFESSIONAL EXPERIENCE

May 2001 to present, **Manager of Environmental Division, Paterson Group Inc.,**
Ottawa, Ontario

- Manage all aspects of the environmental division (management of personnel, budgeting, invoicing, scheduling, business development, reporting, marketing, and fieldwork).
- Review day to day operations within the environmental division.
- Design, perform, and lead Phase I, II and Phase III ESAs, Remediation's, Brownfield Applications and Record of Site conditions, fieldwork surveys, excavation, monitoring, laboratory analysis, and interpretation.
- Write, present, and publish reports with methodology and laboratory analysis results, along with recommendations for environmental findings.
- Responsible for ensuring projects meet Ministry of Environment and Climate Change Standards and Guidelines.
- Building and fostering relationships with clients, stakeholders, and Ministry officials.
- Supervise and continuous training of staff in environmental methods (environmental sampling techniques, technical expertise and guidance).
- Applied due diligence in ensuring the health and safety of staff and the public in field locations.

1991 to 2001, **Geotechnical and Environmental Engineer, Paterson Group Inc.,** Ottawa, Ontario

- Provide on-site geotechnical and environmental expertise to various clients.
- Oversee geotechnical and environmental investigations for drilling and test pitting on numerous proposed utility installations, residential and commercial developments.
- Problem solving to help advance or maintain project schedules.
- Complete environmental reports with recommendations to meet environmental standards set by MOE and CCME standards.
- Conduct site inspections, bearing medium evaluations, bearing surface inspections, concrete testing and field density testing.
- Liaising with contractors, consultants and government officials.
- Provide cost estimates for geotechnical and environmental field programs and construction costs.
- Review RFI's, submittals, monthly progress reports and other various construction related work.