

Geotechnical
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Phase I - Environmental Site Assessment

Proposed Mixed Use Development
321-325 Dalhousie Street and
137-141 George Street
Ottawa, Ontario

Prepared For

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EXECUTIVE SUMMARY

Assessment

The results of the historical research and site assessment identified the following areas of potential environmental concerns (APECs) on the Phase I-ESA property:

- ❑ a former service station located at 337 Dalhousie Street, in the portion of the subject property currently addressed as 321 Dalhousie Street;
- ❑ a former service station at 351 Dalhousie Street (currently addressed as 353 Dalhousie Street), immediately to the west of 137 George Street;
- ❑ a printing business formerly located at 125-127 George Street (currently the parking lot addressed as 137 George Street);
- ❑ a former dry cleaning business at 343 Dalhousie Street, immediately to the west of 137 George Street; and
- ❑ fill material associated with historical uses of the site.

As discussed in the Previous Reports section, past subsurface environmental investigations conducted for the subject property identified soil and groundwater impacted with petroleum hydrocarbons (PHC), above 2011 MOE Table 3 standards, on the southwestern portion of the site (George Street property). A lead concentration exceeding 2011 MOE Table 3 standards was also identified in the fill layer on the southwestern portion of the site. Based on the heterogeneous nature of fill material and the presence of fill material across the subject property, pockets of metals impacted fill are expected to be encountered, across the subject site.

Recommendations

Based on the results of this assessment, it is our recommendation that a soil and groundwater remediation program be carried out for the subject property, in order to meet the 2011 MOE Table 3 standards.

It is recommended that groundwater conditions be reassessed prior to conducting the remediation program.

1.0 INTRODUCTION

At the request of Claridge Homes (Claridge), Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) of the properties located at 321-325 Dalhousie Street and 137-141 George 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. Neil Malhotra of Claridge Homes, the current property owner. Mr. Malhotra can be reached by telephone at (613) 233-6030.

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 - Environmental Site Assessment report has been prepared in general accordance with the agreed scope-of-work and the general requirements of Ontario Regulation 269/11 made under the 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 PROPERTY INFORMATION

Address: 321-325 Dalhousie Street and 137-141 George Street, Ottawa, Ontario

Parcel Identification Numbers: 042140112, 042140115, 042140116 (321-325 Dalhousie Street) and 042140114 and 042140121 (137-141 George Street)

Legal Description: Lots 18 and 19 (South York Street) and Lots 19 and 20 and Part of Lot 18 (North George Street), Registered Plan 42482, City of Ottawa

Location: The subject property addressed 321-325 Dalhousie Street is located at the southeast corner of the intersection of Dalhousie Street and York Street. The subject property addressed 137-141 George Street is located immediately to the southeast of the aforementioned site, on the north side of George Street, approximately 20 m east of Dalhousie Street, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan, following the body of this report, for the site location.

Latitude and Longitude: 45°25'43" N, 75°41'26" W

Site Description:

Configuration: Each of the subject properties is approximately rectangular in configuration.

Site Area: 0.3 hectare (approximate total)

Zoning: MD2 S74 and R5R[235] S76 - Mixed Use Downtown Zone and Residential Fifth Density Zone

Current Use: 321-325 Dalhousie Street is currently occupied by an 11-storey office building with ground floor commercial tenants as well as a small parking lot. 137-141 George Street is occupied by a parking lot and The Honest Lawyer (restaurant and bar).

Services: The subject property is situated in a municipally serviced neighbourhood.

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 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 Ontario Regulation 153/04) made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary 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 Study Area Determination

A radius of 250 m was determined to be appropriate as a Phase I study area for the Phase I Environmental Site Assessment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distances from the site.

First Developed Use Determination

According to the Chain of Title, the parcels comprising the site were originally owned by individuals or The Crown, from as early as the late 1800's. Parcels were subsequently sold, during the interim of 1938 through 1966, to L'Union St. Joseph (later known as Union of Canada Insurance). Parcel 04124-0116, currently occupied by the southern most portion of the structure addressed 325 Dalhousie Street, was owned/occupied by Super Power Oil and Gas Company in the 1930's through the 1960's. A portion of the property addressed 137 George Street, was occupied by commercial enterprises from the early 1900's through the 1950's. The current property owner took ownership in 2012.

The earliest available aerial photograph of the Phase I ESA subject area was taken in 1922. Based on this photograph, a large building occupied the majority of the property at 325 Dalhousie Street. The property at 321 Dalhousie Street appears to be occupied by a small building. Residential dwellings appear to have occupied the properties at 127 and 141 George Street.

City directories, which were reviewed at the National Archives as part of this assessment, indicate that portions of the subject property have been developed as early as 1892, for both residential and institutional purposes. In 1892, the property at 110 York Street was listed as a residential dwelling, and the property at 325 Dalhousie Street was listed as St. Joseph's Hall. Later, in 1895, 137 and 141 George Street were both listed as residential dwellings, and finally, in 1908, the property at 321 Dalhousie Street was listed as the Royal Bank of Canada. For the purpose of this report, the subject property was first developed for residential and institutional purposes in the late 1800's.

Fire Insurance Plans

Fire Insurance Plans (FIPs), dated 1948 and 1956, were reviewed at the National Archives as part of this assessment.

The 1956 FIPs indicate that the Dalhousie Street property was previously addressed 321, 325, 327, 329, 331, 331 ½, and 337 Dalhousie Street and 106 York Street. The property was occupied by a residential/commercial building at the southeast corner of Dalhousie and York Streets, which housed apartment units over ground floor commercial units (Royal Bank, offices and retail). A smaller commercial retail building was present immediately to the south, fronting onto Dalhousie Street, followed by a retail fuel outlet with two (2) underground storage tanks (USTs). Immediately adjacent properties consisted of an office building and parking lot to the east, commercial stores to the south, government offices and a theatre to the west, across Dalhousie Street and residential dwellings to the north across York Street.

According to the 1956 FIPs, 137 George Street was formerly addressed 125-127 George Street, occupied by a printing establishment, and 131 George Street, occupied by a residential dwelling. The parcel of land currently addressed 141 George Street was formerly addressed 137, 139 and 141 George Street and was occupied by three (3) units of an 11-unit row house. Immediately adjacent properties consisted of the following: residential dwellings to the east; offices, residential dwellings and associated parking areas to the north; commercial stores and a retail fuel outlet with three (3) USTs to the west; and a department store, vacant land and the Liquor Control Board of Ontario to the south, across George Street.

Potentially contaminating activities (PCAs) considered to be areas of potential environmental concern (APECs) identified on the FIPs include the former printers at 137 George Street, the former retail fuel outlet at 321 Dalhousie Street and the former retail fuel outlet at 351 Dalhousie Street, immediately west of the subject George Street property. Other potentially contaminating activities (PCAs) identified in the Phase I ESA study area include: a UST at 126 York Street (warehouse), a printing establishment at 291-293 Rideau Street, a UST at 111 Murray Street (Johnson Furniture Ltd. showroom), an automotive service garage at 113 Parent Avenue and a retail fuel outlet with two (2) USTs at 67 Murray Street. In addition, the 1948 FIPs identified an automotive service garage with one (1) UST at 107 Murray Street. Based on their distances and/or orientations with respect to the subject properties, these PCAs are not considered to have had the potential to impact the subject properties.

City of Ottawa Street Directories

City directories from 1888 to 2010 were reviewed at the National Archives, in approximate 10 year intervals, as part of the Phase I ESA. The city directories identified the following listings for the subject property.

Table 1: City Directories - Listings for the subject site			
Site Occupant	From (Circa)	To (Circa)	Potential Environmental Concern (Y/N)
321 Dalhousie Street			
Garlic Corner	2000	2010	N
Librairie du Soleil (Librairie Trillium Inc., Libraire Dussault)	1970	2000	N
Placements Capital Investments	1960	1970	N
Royal Bank of Canada	1910	1960	N
325 Dalhousie Street			
Office Building (multiple tenants)	1970	2010	N
Union du Canada Assurance Vie (and apartments)	1960	1970	N
Union St. Joseph (and apartments)	1930	1960	N
St. Joseph's Hall	1890	1930	N
337 Dalhousie (now part of 321-325 Dalhousie)			
Service Station, Sunlight Taxi Champlain Garage	1928	1951	Y
137 George Street			
Not listed	1965	2010	N
Rideau Printers	1950	1965	Y
Single family dwellings	1895	1950	N
141 George Street			
Honest Lawyer Restaurant	2000	2010	N
Gilbo Music Hall	1990	2000	N
Kelsey's Restaurant	1980	1990	N

Table 1: City Directories - Listings for the subject site			
Site Occupant	From (Circa)	To (Circa)	Potential Environmental Concern (Y/N)
Not listed	1960	1980	N
Single family dwellings	1895	1960	N

Neighbouring properties have primarily been used for residential and commercial purposes with several institutional properties. Potentially contaminating activities (PCAs) identified within the Phase I ESA study area are summarized in Table 2 below.

Table 2: City Directories - PCAs in Phase I Study Area				
Address	Listed Activity	Years Listed	Approximate Distance / Orientation from Site	Potential Environmental Concern (Y/N)
Clarence Street				
71	Top Hat Valet Cleaners	1970	195 m NW	N
104	Gervais Garage	1950	90 m NW	N
111	Champagne Auto Garage	1970, 1960, 1950	120 m N/NE	N
202	Gervais Printers	1984	190 m NE	N
Dalhousie Street				
263	Ottawa Valet Service Dry Cleaners	1963	225 m N	N
272	Spic and Span Cleaners	1963	180 m N	N
286 1/2	Market Cleaners and Laundry	2010, 1993	150 m N	N
291	Tremblay Cleaners	1945	130 m N	N
309 (now 299)	Spic and Span Cleaners	1968, 1978, 1984, 1986	70 m N	N
339-341	Robert Tire and Battery co. Ottawa Re-tinning	1928, 1934, 1940, 1946	Adjacent, SW	Y
343	Dry Cleaners	1924, 1928	Adjacent, SW	Y

Table 2 Continued: City Directories - PCAs in Phase I Study Area				
Address	Listed Activity	Years Listed	Approximate Distance / Orientation from Site	Potential Environmental Concern (Y/N)
351	Imperial Oil Ltd. Service Stn	1931, 1946	Adjacent, SW	Y
390	Brookshire Cleaning and Pressing	1954	140 m SW	N
Murray Street				
91	Mongeon and Sons Roofing	1963, 1974	230 m NW	N
111 to 119	Ordnance Workshop and Ordnance Spare Parts Depot	1945	200 m N/NW	N
Rideau Street				
195	Majestic Cleaners	1970, 1960, 1953	40 m S	Y
154 (now 183)	Auto Shop Printing Bureau, Carpenter Shop Aluminum Window & Door Manufacturer	1940, 1944 1944 1960, 1969	40 m S	Y
233	Prosperity Cleaners and Dyers	1950	150 m SE	N
244	Supertest Petroleum Corporation	1960, 1950, 1940, 1930	200 m NW	N
245-249	Patterson Motors	1960, 1950	140 m NW	N
246	Finnegan's Service Station	1953	195 m NW	N
250	Vails Cleaners and Dyers	1940	200 m NW	N
George Street				
122/124 (now 167 Rideau Street)	Roofing Manufacturer Laroque Registered Workshop & Showroom	1890, 1895 1944, 1955	40 m S	Y
202	Gervais Printers	1984	225 m E	N

Table 2 Continued: City Directories - PCAs in Phase I Study Area				
Address	Listed Activity	Years Listed	Approximate Distance / Orientation from Site	Potential Environmental Concern (Y/N)
Cumberland Street				
305	Cumberland Auto Center Ottawa Taxi Gas Bar Auto Garage Shell Oil Co., Dundas Battery and Ignition	1973, 2000, 2010 1974, 1984, 1993, 2000, 2010 1984, 1993 1963, 1954 1954	230 m NE	N
380	ESSO Shadid's auto sales	1974, 1964 1984	90 m E	N
391	Top Value Gas Mart	1970	140 m SE	N
401-411	Gas Station and Garage	1960, 1965	140 m SE	N
Murray Street				
109	Public Works Warehouse	1941, 1931, 1921	215 m NW	N
111	Brisbois Motors Ordnance Workshop	1951 1941, 1931, 1921	215 m NW	N
136	Tanner	1880	180 m N	N
164	Furrier	1880	165 m NE	N
Nicholas Street				
11	Vail's Dry Cleaners United Coal Company	1959 1949	175 m S	N
48-64	C.E.McCarvey Coal and Coke Easton Coal	1930 1900	240 m SW	N
43	East Coal	1920	240 m S	N

Past uses of the adjacent properties to the west along Dalhousie Street, as well as several properties within 50 m south of the site, along George Street/Rideau Street, are considered to pose potential environmental concerns to the subject properties. Other potentially contaminating activities identified above, are not considered to pose a concern to the subject properties based on their distances from the subject sites and/or location down-gradient.

Chain of Title

Paterson verified the current land title with Read Abstracts Limited. A chain of title was prepared for each of the four (4) property pins that comprise the subject site. It should be noted that for PINs 014214-0116 and 014214-0115 prior to Deeds LT13767 and LT25047 registered in 1933 and 1945, the parcel abstracts are of very poor quality. Only a visual confirmation of individual property owners back to 1912 was possible during the preparation of the chain of title.

325 Dalhousie Street (PINs 014124-012 and 014214-0116)

The parcel of land identified as PIN 04214-0112 was registered in 1884 as being owned by The Crown. The title was transferred from The Crown to L'Union St. Joseph du Canada, in 1938. A change of name, to Union of Canada Life Insurance, was registered in 2009. The title was transferred, in 2012, to the current owner (1850651 Ontario Ltd.).

The parcel of land identified as PIN 04124-0116 (occupied by the southern most portion of the subject structure) was owned by various individuals from at least 1912 until 1933. In February of 1933, the property was transferred from John Alexander Chisholm to Super Power Gas & Oil Company. Later that year, in November, it was transferred from Super Power Gas & Oil Company to Lena Coplan. Ownership of this parcel was kept in the Coplan family until 1966 when it was sold to Union Du Canada Assurance-Vie. Similarly to PIN 04214-012, the property was sold to the current owner (1850651 Ontario Limited) in 2012.

321 Dalhousie Street (PIN 014124-0115)

According to the Chain of Title, the first registered deeds for this parcel of land were registered to various individuals until 1957 when ownership was transferred to Union of Canada Life Insurance. This parcel was purchased by the current owner in 2012.

137 George Street (PIN 014124-0114)

The subject property was owned by private individuals prior to 1911. In 1911, a portion of the property was transferred from Mr. Frank Low and Mr. George Low, to Ottawa Vacuum Cleaner Manufacturing Company Limited and subsequently to Mr. Eugene Robert in 1929. The remainder of the property was owned by Charles F. Scott prior to 1925, when it was sold to Mr. Joseph P. Laurin. Mr. Laurin acquired the entire property in 1944. The property remained in the Laurin family until 1956 when sold to Immeubles Laurentian Realties Limited, to Mr. Arthur Desjardins, Mr. Rene Chenevert, and Mr. Damien St. Pierre in 1957. Later that year, the property was sold to L'Union St. Joseph du Canada. Similarly to the PIN -0115, a name change to Union of Canada Life Insurance was registered in 2012. The property was sold to the numbered company 1850651 Ontario Limited later that year.

141 George Street (PIN 014124-0121)

The property was owned by various individuals since at least 1904 until sold to Sabour Realty Limited in 1960. The property was subsequently sold to Connie Gail Salomon in 1964 and then to Donley Investments Ltd. in 2001. The current property owner, Claridge Homes (George Street) Inc. Purchased the property in 2011.

A copy of the Chain of Title is provided in Appendix 1.

Environmental Reports

The following reports previously prepared for the subject property, were reviewed as part of the Phase I Environmental Site Assessment (ESA):

- ❑ "Phase I Environmental Site Assessment, 325 Dalhousie Street, 110 York Street and 137 George Street, Ottawa, Ontario", prepared by Pinchin Environmental Ltd., dated May, 2012.

Based on the findings of the Phase I ESA, a Phase II ESA was recommended to address the former retail fuel outlets at 337 Dalhousie Street, on the subject property (321 Dalhousie Street), and at 351 Dalhousie Street, situated at the northeast corner of Dalhousie Street and George Street, immediately west of the subject George Street property.

- “Phase I and Limited Phase II Environmental Site Assessment, Commercial Property, 325 Dalhousie Street, 110 York Street and 137-141 George Street, Ottawa, Ontario”, prepared by Paterson Group Inc., dated June 8, 2012.

Based on the findings of the historical research, environmental concerns were identified with regards to the historical uses of the subject site and adjacent and neighbouring properties located within 50 m. Historical uses of concern include former gasoline service stations, automotive garages, printers, dry cleaners and a roofing manufacturer. No concerns were identified with the current use of the subject and neighbouring sites.

A limited subsurface investigation was conducted at 141 George Street on May 11, 2011, and consisted of the placement of one (1) borehole to a depth of 5.6 m below the existing ground surface, and instrumented with a groundwater monitoring well upon completion. A water sample was collected from the monitoring well installed in BH1 on May 16, 2011 and was submitted for analytical testing of volatile organic compound (VOC) and petroleum hydrocarbon (PHC) parameters. No detectable concentrations of these parameters were identified and the groundwater was therefore considered to be in compliance with the 2011 MOE standards.

Further investigative work was recommended for the subject properties not addressed as part of the Limited Phase II ESA.

- “Phase II Environmental Site Assessment, 110 York Street, 325 Dalhousie Street, 137 and 141 George Street, Ottawa, Ontario, prepared by Paterson Group Inc., dated July 27, 2012.

Four (4) boreholes were advanced on the subject property on July 17 and 18, 2012. The borehole locations were selected to provide general coverage of the potentially contaminating past property uses. Three (3) of the boreholes were cored into bedrock and instrumented with groundwater monitoring wells.

Based on the results of the Phase II-ESA, petroleum hydrocarbon impacted soil exceeding 2011 MOE Table 3 standards is present on the subject property in the vicinity of BH1. The soil was considered to have been impacted by the former use of the property at 353 Dalhousie Street, as a retail fuel outlet. Given that test results met Table 3 standards at nearby borehole locations, the contaminated soil was considered to be limited in extent.

Demolition debris including, but not limited to pieces of concrete and brick and lead impacted soil, also exceeding Table 3 standards, was identified in the fill material underlying the asphalt pavement on-site. The fill layer varies in thickness from approximately 1.2 to 3 m. Given the nature of the petroleum hydrocarbon and lead impacts observed during the Phase II ESA, it was our opinion that the exceedences did not impact the use of the subject site. It was recommended that impacted soil be remediated at the time of site redevelopment.

- “Supplemental Phase II Environmental Site Assessment, 110 York Street, 321 Dalhousie Street, 137 and 141 George Street, Ottawa, Ontario”, prepared by Paterson Group Inc., dated August 10, 2012.

Five (5) additional boreholes were advanced on the subject property on August 9, 2012. The borehole locations were selected to further delineate the petroleum hydrocarbon impacted soil identified in BH1 and BH2 during the previous investigation. No monitoring wells were installed.

Based on the results of the Phase II-ESA, petroleum hydrocarbon impacted soil exceeding Table 3 standards is present on-site in the vicinity of BH1 and BH5. Similar to the findings presented in the previous subsurface investigation, the soil impacts were considered to have been from the former use of the property at 353 Dalhousie Street, as a retail fuel outlet, and given that test results met Table 3 standards at nearby borehole locations, the contaminated soil was considered to be limited in extent.

Plan of Survey

A current plan of survey prepared in 2013, by Stantec Geomatics Ltd., was provided to Paterson for review. A copy of the plan is provided in Appendix 1.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on February 1, 2013. The subject site was not listed in the NPRI database. No properties within the 250 m Phase I study area were listed in the NPRI database.

An access to information request was submitted to Environment Canada on January 30, 2013, for any environmental records pertaining to the subject properties. According to Environment Canada's response dated February 12, 2013, after a thorough search of their files, no records were identified for the subject properties.

PCB Inventory

A search of national PCB waste storage sites was conducted. The subject property is not registered as a PCB waste storage site. No properties within the Phase I study area were listed as PCB waste storage sites.

Ontario Ministry of the Environment (MOE) Instruments

A request for information was submitted to the MOE Freedom of Information office for information with respect to Certificates of Approval, Permits to Take Water, Certificates of Property Use or any other similar MOE issued instruments for the site. According to MOE responses dated February 11th and 21st, 2013, no records were identified in their files for the properties at 137 and 141 George Street. One (1) inspection record was found regarding the building at 325 Dalhousie Street. The incident report states that the building is not subject to requirements under Ontario Regulations 102/94 and 103/94, based on the use and size of the building. Additionally, it was noted that a source separation program is in place at the building and that BFI is the waste removal contractor. No environmental concerns were identified in this report. A copy of the MOE response is provided in Appendix 2.

MOE Coal Gasification Plant Inventory

The Ontario Ministry of the Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the location of former plants with respect to the subject site. A former coal gasification plant site was identified within the Phase I ESA study area, at the southwest corner of King Edward Avenue and York Street. Based on its distance of approximately 200 m from the subject site, in combination with its position down-gradient to the subject property, it is not considered to pose an environmental concern to the subject property.

MOE Incident Reports

A request was submitted to the MOE Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOE for the site or adjacent properties. According to an MOE response dated February 11, 2013, no records were identified for the properties addressed 137 and 141 George Street. The MOE response dated February 21, 2013, indicated an incident report for the property at 325 Dalhousie Street. On October 15, 2008, a Provincial Officer visited the subject office building in order to assess compliance with Ontario Regulations 102/94 and 103/94 under the Environmental Protection Act. During the assessment it was concluded that the subject building was not subject to these regulations. At the time of the inspection a source separation program was implemented. It was observed on site that BFI was the waste contractor. A future reference letter was sent to the Union of Canada Life Insurance company on February 18, 2009. The report states that no further action was required. Copies of the MOE response letters are provided in Appendix 2.

MOE Waste Management Records

A request was submitted to the MOE Freedom of Information office for information regarding waste management records within the files maintained by the MOE. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (O.Reg.347) was considered in this review.

According to the MOE response letter dated February 11, 2013, there are no records for the property addressed 137-141 George Street. The MOE response dated February 21, 2013, indicated a waste generator number (ON3853064) for 325 Dalhousie Street. The generator was Regency Hair Centre and the waste class, was 312-P. According to the information provided, the waste was a solid state waste disposed off-site. No other details were provided. A copy of the MOE responses are included in Appendix 2.

MOE Submissions

A request was submitted to the MOE Freedom of Information office for information regarding reports related to environmental conditions which are expected to have been submitted to the MOE. According to the MOE response letters dated February 11 and February 21, 2013, there are no records for the subject site in their files. The response letters are included in Appendix 2.

Ontario Ministry of the Environment (MOE) Notices and Instruments

A search of the MOE Brownfields Environmental Site Registry was conducted as part of this assessment, for the subject site and properties located within the Phase I study area. There are no records of site condition (RSC) listed in the registry, for the subject sites.

One (1) RSC is listed for a property within the 250 m Phase I ESA study area. The property, located at 135 Rideau Street, is situated approximately 100 m southwest of the subject property. Based on its significant distance from the subject properties, in combination with information provided in the registry, this property is not considered to pose a concern to the subject properties.

MOE Waste Disposal Site Inventory

The Ontario Ministry of Environment document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. Based on this document, a former municipal coal gasification plant was identified at the south west corner of King Edward Avenue and York Street and was in operation between 1854 to 1915. It is located a distance of approximately 200 m to the north east of the subject site and is down-gradient based on the inferred direction of groundwater flow. It does not pose a concern.

Based on this document, there are no other former or current waste disposal sites in the immediate vicinity of the subject properties or within the 250 m Phase I ESA study area.

Areas of Natural Scientific Interest

According to the Ministry of Natural Resources website there are no Provincially Significant Wetlands or Areas of Natural and Scientific Interest within the 250 m Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on January 30, 2013, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties with potential environmental concerns. There are no records listed in the TSSA registry for the subject sites or immediately adjacent properties. A copy of the TSSA response is provided in Appendix 2.

City of Ottawa Former Landfill Document

According to this document, one (1) former landfill was located approximately 250 m east of the subject site. As mentioned above, the landfill is not considered to pose a concern to the subject property based on its age and significant distance from the subject property.

City of Ottawa Former Industrial Site Document

According to this document, there are five (5) former industrial sites within 250 m of the subject property, as shown in Table 3 below.

Table 3: Former Industrial Sites					
Site No.	Location	Type and Type of Wastes	Operator and Period of Operation	Approximate Distance from Subject Site	Potential Environmental Concern (Y/N)
145	114 Rideau Street	Furrier and Hatter	Cote and Company, 1885-1915	180 m SW	N
150	69-75 William Street	Chemical and chemical products	Laverdure and Co., 1885-1910	140 m SW	N
151	124 George Street	Refined petroleum	Charles Welch, 1890's	30 m S	Y
152	272 Dalhousie Street	Chemical and chemical products	Joseph Archambault, 1895-1915	160 m NW	N
153	97 Clarence Street	Chemical and chemical products	George Philbert, , 1895-1915	135 m NW	N

With the exception of the property at 124 George Street, the aforementioned former industrial sites are not considered to have the potential to impact the subject property, based on their distances from the subject site. The former industrial property at 124 George Street is considered to have had the potential to impact the subject site based on its close proximity and orientation upgradient of the subject property.

City of Ottawa Historical Land Use Inventory Search

A request was made to the City of Ottawa to conduct a search of existing environmental records in their Historical Land Use Inventory (HLUI) database, for the subject site and surrounding properties. A search of the City's Historical Land Use Inventory (HLUI 2005) database has indicated three (3) activities associated with the subject site and 33 activities associated with properties located within 50 m of the subject site. The records identified are presented in Table 4.

Table 4: HLUI - PCAs in Phase I Study Area					
Address	Activity Number	Activity	Year Listed	Approximate Distance / Orientation from Site	Potential Environmental Concern (Y/N)
Dalhousie Street					
315	6910	Hulse, Playfair & McGarry Inc. funeral services	2000-2005	20 m, NE	N
337	3442	Champlain Oil Products Limited	1930, 1940-1948, 1948, 1955-1956	Subject property	Y
339	3212	Claude Machine Works Co.	1922	Adjacent, SW	Y
339-341	12297	Robert Tire and Battery Co.	1940	adjacent, SW	Y
343	7663	M. Good Tailor, recreational vehicle dealers	2001	Adjacent, SW	N
347	7427	Jos P. Tighe Printer	1920-1922	Adjacent, SW	N
349	5307	F. & G. Low Machinists	1901-1912	Adjacent, SW	N
349	7297	Imperial Oil Limited, service station	1930	Adjacent, SW	Y
351	9162	Mederic A. Landerville, gasoline service station	1940-1956	Adjacent, SW	Y
355	13780	Unnamed barrel maker	1901-1912	Adjacent, SW	N
379	5177	Edelson's Jewellers	2001	75 m, S	N

Table 4 Continued: HLUI - PCAs in Phase I Study Area					
Address	Activity Number	Activity	Years Listed	Approximate Distance / Orientation from Site	Potential Environmental Concern (Y/N)
George Street					
105	2486	Canadian Government - Dept. of the Interior, printing	1948-1956	40 m, W	N
107	2845	Cartier Coal Co. Limited	1930	45 m, W	N
109	13788	Unnamed carbonated drink factory	1901	40 m, W	N
127	11756	Rideau Printers Limited	1948-1965	Subject property	Y
140	13987	Trudel Home Hardware	2001, 2005	40 m, S	N
142	6500	Jas D. Nadon, motor vehicle repair shop	1940	40 m, S	Y
154	5660	Firestone Tire and Rubber Co. Limited	1956	50 m, SE	Y
154	11374	Printing Bureau, interior and finishing work	1948	50 m, SE	N
Rideau Street					
179-181	6483	J.O. Leblanc Furniture	1901	50 m, S	N
195	8255	Majestic Cleaners	1960-1970	40 m, S	Y
196	6502	Leopold Brasseur, hardware, paint, glass and wallpaper	1940-1950	129 m, S	N

Table 4 Continued: HLUI - PCAs in Phase I Study Area					
Address	Activity Number	Activity	Years Listed	Approximate Distance / Orientation from Site	Potential Environmental Concern (Y/N)
York Street					
78 - 82	13141	The John Hallam Hide Co.	1912, 1920-1930, 1948-1956	100 m, W	N
78 - 82	10022	Ottawa Hide Company	1920-1930	100 m, W	N
78 - 86	12155	S. Lereille Co. Limited	1901	100 m, W	N
89 - 92	1682	John Hirak, leather and allied products	1940	50 m, W	N
91 - 93	980	Abe Kleiterp, waste materials	1950	50 m, W	N
110 - 116	13933	Unnamed Junk Yard	1948	Adjacent, E	Y
126	2899	Canadian University Press	1980	Adjacent, E	Y
126	7544	Labatt Breweries Ontario	2005	Adjacent, E	N
126	1464	Aviation Publishers Co. Limited	2001	Adjacent, E	N
126	1278	Baobab Productions Inc., motion picture laboratory and video production	2001-2005	Adjacent, E	N
126 - 136	12157	S.J. Limited Wholesale Grocers	1912-1922	Adjacent, E	N
138	14734	William Reardon, other manufactured products industries	1900	50 m, E	N

It should be noted that multiple Activity Numbers have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity. The activities considered to be of potential environmental concern, include Activities 3442, 3212, 12297, 7297, 9162, 11756, 142, 154 and 8255.

The remaining activities are not considered to pose an environmental concern to the site, based on their distances and/or orientations with respect to the subject site.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed. Based on the review, the following observations have been made:

- 1922 The property at 325 Dalhousie Street appears to be occupied by a commercial building and a small building occupies the property at 321 Dalhousie Street. What appear to be two (2) residential dwellings occupy the property at 137 George Street. The property at 141 George Street is occupied by a portion of what appears to be a row of town homes. The properties to the east and north (across York Street) of 325 Dalhousie Street appear to be residential dwellings; properties to the west and south may be occupied by commercial buildings. The property to the east of 141 George Street appears to be occupied by a row of town homes; and either commercial or residential properties are located to the south and west of the property.
- 1931 No significant changes appear to have been made to the subject property. The buildings on the subject site appear the same as they did in 1922. No significant changes appear to have been made to adjacent properties either.
- 1951 No significant changes appear to have been made to the subject site or to the adjacent properties.
- 1966 The row of town homes, a portion of which were located on 141 George Street, have been removed. The property at 141 George Street has now been converted to a parking lot. In addition, the small building previously located at 321 Dalhousie Street does not appear to be present on the property. A new building appears to have been constructed on the property located to the east of 325 Dalhousie Street, replacing the former residential dwelling.

- 1973 Several notable changes have been made to the subject property. The building located at 325 Dalhousie Street has been demolished and a new commercial building has been constructed in its place. The two residential dwellings once located at 137 George Street have been demolished. In their place, a parking lot has been constructed. A large building has been constructed west of the subject site, across Dalhousie Street.
- 1987 A building has been constructed at the property at 141 George Street. No other changes appear to have been made to the subject site, or neighbouring properties.
- 2002 No significant changes have been made to the subject site or to the adjacent properties.
- 2011 (City of Ottawa online mapping) No significant changes have been made to the subject site or to the adjacent properties.

Laser copies of some of the aerial photographs listed above are included in Appendix 1 of this report.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic map indicates that the subject site is located in a low area between the Rideau Canal to the west, and the Rideau River, to the east. However, looking at a broader area surrounding the property, there is a slight slope heading from south to north, towards the Ottawa River. According to the maps, commercial and institutional properties are located south and southeast of the subject site. No environmental concerns were identified on the topographic mapping. An illustration of the referenced topographic map is present on Figure 2 - Topographic Map following the body of 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, "where the land is rarely more than 150 m above sea level, except for the Monteregion Hills, which consist of intrusive igneous rocks."

Geological Maps

The map "Bedrock Geology of Ontario, Map 2544, Ontario Geological Survey, 1991" was consulted as part of this assessment. Based on this mapping, the surficial overlying material consists of plain till at depths ranging from 3 to 5 meters over the entire site. The mapping also indicates that the bedrock underlying the subject property is of the Verulam Formation, consisting of interbedded limestone and shale.

Water Well Records

A requisition was sent to the MOE to provide water well records for all drilled wells within 250 m of the subject site. A response was received from the MOE on January 20, 2012. Only one (1) well was recorded within the specified area, at 360 King Edward Avenue, approximately 300 m E of the subject site and outside the 250 m Phase I ESA study area. A copy of the well record is provided in Appendix 2.

Water Bodies and Areas of Natural Significance

Three (3) water bodies are located within 1 km of the subject property. The Rideau Canal is located approximately 700 m west of the subject property and the Rideau and Ottawa Rivers are approximately 1 km east and north (respectively) from the subject site. The Ministry of Natural Resources (MNR) interactive mapping program was consulted to inquire about areas of natural significance within the Phase I ESA study area. According to the MNR, there are no Provincially Significant Wetlands or Areas of Natural and Scientific Interest within the Phase I ESA study area.

Fill Materials

Based on previous subsurface investigations conducted for the subject property, a layer of silty sand fill with trace clay, brick, concrete, crushed stone, gravel, and cobbles was identified beneath the pavement structure. The fill layer ranges in thickness from 1.2 m at BH2 to 3 m at BH1. Building debris (brick, concrete, etc.) was observed in the fill at depths of up to 2.2 m below existing grade. Concentrations of lead exceeding the 2011 MOE Table 3 standards were identified in the fill material.

No obvious signs of fill material were noted on the remaining properties within the Phase I ESA study area, at the time of the site assessment. No environmental concerns are anticipated with respect to fill materials on the remaining neighbouring properties within the Phase I ESA study area.

5.0 INTERVIEWS

Property Owner

Mr. Nick Ramsay, with Claridge Homes, the current property owner, was interviewed at the time of the site visit. According to Mr. Ramsay, Claridge Homes took ownership of the 321-325 Dalhousie Street in 2012. Mr. Ramsay indicated that to his knowledge the subject structure addressed 325 Dalhousie Street was occupied by the Union of Canada Insurance Company from the early 1900's until destroyed by a fire and knocked down in the 1950's. The existing structure was constructed in the 1960's and occupied by the Union of Canada Insurance Company until the late 1990's or early 2000's when the company closed. Based on drawings dated 1966/1968, Mr. Ramsay reported that the subject structure is considered to have been heated with natural gas fired equipment since construction. Mr. Ramsay also indicated that a small printing operation was previously located within the basement of the subject structure.

Mr. Ramsay indicated that he was unaware of any historical details pertaining to the subject structure at 137-141 George Street, and that to his knowledge the property has always been occupied by a restaurant/bar. To his knowledge, this property has also always been heated with natural gas fired equipment. Mr. Ramsay is unaware of any former aboveground or underground oil storage tanks on the subject property and reported no potential environmental concerns regarding the subject property or the adjacent lands.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site investigation was conducted between 10:00 AM and 12:00 PM on January 24, 2013, during regular operational hours of the building. Ms. Karyn Munch, an Environmental Engineer with the Environmental Department of Paterson Group, conducted the site investigation. The weather conditions were overcast with a temperature of -20 °C. In addition to the site, the uses of neighbouring properties within the Phase I ESA study area were also assessed at the time of the site investigation.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

325 Dalhousie Street

The subject property is occupied by two (2) building structures. An 11-storey commercial office building (325 Dalhousie Street) with ground floor retail and restaurant, is situated at the northwestern most corner of the subject site. This structure was constructed circa 1967, with a concrete foundation and is finished on the exterior with concrete and a flat tar and gravel style roof. Access to the building is possible through three (3) man doors on the west side of the building, one (1) man door on the north side of the building and a fifth man door on the east side of the building.

Heating is provided by three (3) natural gas boilers and domestic hot water tank. Cool air is provided by a chiller cooling system. Natural gas-fired heating and cooling equipment is located in the penthouse level mechanical rooms on the 11th floor. A natural gas-fired back-up generator is also located on the 11th floor.

Two (2) cable operated elevators are near the centre of the building. Two (2) associated sump pits are located in the basement level. The sump pits are each approximately 0.5 m² and 3 m deep. Approximately 0.15 m of water was present at the bottom of each pit. The water was clear with no unusual sheen or odour. Two (2) sewage sump pits are also located in the basement level, near the northwest corner of the building. The sump pits are approximately 1.5 m² and were not accessible at the time of the site inspection.

The floor surfaces in the building consisted of poured concrete, ceramic tile, vinyl tile, terrazzo and carpet. All floor surfaces were in good condition at the time of the site assessment, with no significant signs of leaks or stains. Minor staining was observed on the floor of the electrical room (11th floor) in the vicinity of a transformer and 20 L pail of waste hydraulic oil. No cracks or drains or other discharge routes were noted in the vicinity of the staining.

141 George Street

The building addressed 141 George Street, situated on the southeastern corner of the subject site and constructed circa 1978, is a single storey slab on grade style building that is currently occupied by a restaurant. The roof is a combination of flat, tar and gravel style and sloped metal. The exterior of the building is finished with a combination of concrete blocks, concrete finished with stipple and metal siding. Man doors are located on the south and east walls, and a bay door is located on the north wall.

The building is heated/cooled with four (4) natural gas roof-top HVAC units. Four (4) floor drains were observed in the northern portion of the building (restaurant kitchen). Two (2) grease traps are also present in the kitchen. Only one (1) of the traps is currently in use. No sump pits were observed in the subject structure. Floor surfaces were finished with a combination of ceramic tile and poured concrete, and were in good condition at the time of the site assessment. No signs of leaks or stains were observed on floors of the building at the time of the site assessment.

Storage Tanks and other Fuels or Chemicals

No aboveground or obvious signs of underground storage tanks were observed on the subject property at the time of the site assessment.

Other chemicals observed onsite at the time of the assessment include one (1) 50 L container of blanket wash, one (1) 50 L container of ink and seven (7) 5 L containers of Activator Working Solution. Small quantities of general cleaning and maintenance chemicals including paint and water treatment chemicals were also observed.

No signs of leakage or staining were observed on the floor surface in the vicinity of the stored chemicals. As noted previously, the floor surface was in good condition with no cracks and no floor drains or other potential discharge points located nearby.

Potable Water Source

The subject property is located in a municipally serviced area. The buildings at 325 Dalhousie Street and 141 George Street are serviced with municipal drinking water.

Underground Utilities

Based on underground utility locates, natural gas enters the south side of the building at 141 George Street, while buried cables and a buried conduit are located on the north side of the building. A buried electrical connection, encased in concrete, is present on the north side of the building. The approximate location of these utility corridors are shown on Drawing PE2709-2 - Conceptual Site Model.

Ground Surface

The subject structures addressed 325 Dalhousie Street and 141 George Street occupy the majority of these parcels of land. Structures are not present at 321 Dalhousie Street or 137 George Street. These parcels of land are paved with asphaltic concrete and used for vehicular parking. The sites are at grade with surrounding streets, although 321 Dalhousie Street is at a higher grade than the 137-141 George Street. Otherwise, the site and general topography in the area is relatively flat. The regional topography slopes down to the north.

Site drainage consists of sheet drainage to catch basins located on surrounding city streets. No signs of surficial contamination were observed at the time of the site assessment investigation. However, the majority of the ground surface was covered with ice and snow and a thorough inspection of the ground surface could therefore not be conducted.

Railway Lines

No railway lines were observed on the subject site or within the Phase I ESA study area.

Potentially Hazardous Building Materials

A previous asbestos survey conducted by Pinchin Environmental Ltd. in May of 2012 (for 321 to 325 Dalhousie Street), identified asbestos in parging cement on pipe fittings throughout the penthouse level and basement mechanical rooms and above suspended ceiling tiles. Corrugated and layered paper insulation, Aircell and Sweatwrap, was also identified throughout the mechanical rooms and above suspended ceiling tiles on several floors. Mag Block was also identified on the hot water tank in the penthouse mechanical room. One visually distinct vinyl floor tile was found to have asbestos. Unregulated amounts of asbestos were found in plaster walls and some ceilings.

Asbestos insulation appeared to have been repaired or removed as per Pinchin's recommendations, at the time of the site assessment. Remaining asbestos containing insulation was observed to be in good condition and is not considered to pose a concern to the property.

Based on the age of the structure addressed 141 George Street (~1978), asbestos containing building materials may have been used during its construction. Potential ACMs observed at the time of the site assessment include vinyl floor tiles and drywall joint compound. These materials were observed to be in fair to good condition at the time of the site assessment.

Based on the ages of the subject structures, lead-based paints may also be present in the buildings, beneath newer paints, on older or original painted surfaces.

Potentially Contaminating Activities

No potentially contaminating activities are currently present on the subject property.

6.3 Neighbouring Properties

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site assessment. Immediately adjacent properties are used for commercial purposes. A restaurant/bar is located immediately east of 325 Dalhousie, followed by a parking lot. A parking lot is located immediately north and east of 141 George Street. Restaurants and commercial retail business are located to the south/west of the subject properties, along Dalhousie Street. A restaurant/bar is also present to the north, across York Street. Properties to the south, across George Street include, restaurants, commercial retail and office space. The current uses of the immediately adjacent properties are not considered to pose a concern to the subject site.

Potentially contaminating activities (PCAs) identified within the Phase I ESA study area at the time of the site assessment, include Majestic Cleaners at 282 Dalhousie Street, approximately 130 m to the NW and Cumberland Auto Centre at 305 Cumberland Street, approximately 240 m NE of the subject site. Based on their significant distances from the subject site these PCAs are not considered to pose a potential environmental concern to the property. Current land use in the Phase I study area is illustrated on Drawing: PE2709-3 - Surrounding Land Use in the Figures section of this report, following the text.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site as well as ownership and other observations dating back to the first known date of ownership of the site.

Table 5: Land Use History			
Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
321-325 Dalhousie Street			
PIN 014124-0112 (formerly 321 to 329 Dalhousie Street)			
1884-1938	The Crown	Residential and Institutional followed by Residential and Commercial	An 1888 FIP shows that this parcel of land was originally occupied by a church (addressed 325) and an apparent residential structure (addressed 329). A 1922 photo shows that the church and residential structure were redeveloped with a larger residential/commercial structure.
1938-2009	L'Union St. Joseph du Canada	Residential and Commercial followed by Commercial use only	<p>A 1956 FIP shows that this parcel of land remained addressed as 321 to 329 Dalhousie Street at this time. 321 to 329 Dalhousie Street was occupied by a residential apartment building with ground floor commercial units (Royal Bank, a store and offices).</p> <p>A 1959 Canadian Underwriter's Association report indicates that the property was occupied by a 2-storey building with a basement level, to be completed in approximately one month. The intended use of each floor was office space.</p> <p>A 1973 aerial photograph shows that the property has been redeveloped with the existing structure.</p> <p>A 1979 Canadian Underwriter's Association report indicates that the property was owned by Union of Canada and occupied by an 11-storey building with a basement level and various tenants (basement canteen, ground floor retail and upper level offices).</p> <p>The property appears to remain unchanged from the 1973 aerial photograph, in subsequent photographs from 1987 and 2002.</p>

Table 5 Continued: Land Use History			
Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2009-2012	change of name to Union of Canada Life Insurance	Commercial	No changes to the subject property observed from the 2011 aerial photograph.
2012-present	1850541 Ontario Ltd. (Claridge Homes)	Commercial	Observations during the site visit identified no significant change in land use. The subject structure was occupied by a restaurant and commercial retail on the ground floor with offices on the upper levels. Existing structure to be redeveloped as a 5-star hotel.
PIN 014124-0115 (formerly 331 Dalhousie Street)			
1888-1957	Various individuals	Residential followed by Commercial	1888 FIP shows apparent residential dwelling on this parcel, addressed 331 Dalhousie Street at this time. Aerial photographs from 1922, 1931 and 1951 show the structure at this location. A 1956 FIP shows this parcel occupied by a commercial building with two (2) storefronts addressed 331 and 331 ½ Dalhousie Street. It is unclear from the aforementioned photos at which time land used changed to commercial.
1957-2012	Union of Canada Life Insurance	Commercial	A 1966 aerial photograph shows that the small commercial structure is no longer present. A 1973 aerial photograph shows that the property has been redeveloped with the existing structure which occupies PIN 014024-0112 and -0115. As noted above, a 1979 Canadian Underwriter's Association report indicates an 11-storey office building with ground floor retail, at this location. The property appears to remain unchanged from the 1973 aerial photograph, in subsequent photographs from 1987 and 2002.

Table 5 Continued: Land Use History			
Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2012-present	1850541 Ontario Ltd. (Claridge Homes)	Commercial	Observations during the site visit identified no significant change in land use. The subject structure was occupied by a restaurant and commercial retail on the ground floor with offices on the upper levels.
PIN 04214-0116 (former 337 Dalhousie Street)			
1888-1933	Various private individuals	Residential followed by Commercial	The 1888 FIP shows an apparent residential structure on this parcel of land (addressed 337 Dalhousie Street at this time). City directories first list a retail fuel outlet at 337 Dalhousie Street in 1928. The retail fuel outlet can be seen in the 1931 aerial photograph.
Feb.1933 - Nov. 1933	Super Power & Oil Company	Commercial	As noted above, the Ottawa city directories first list a retail fuel outlet at 337 Dalhousie Street in 1928 and can be seen in a 1931 aerial photograph.
Nov.1933-1966	Lena Coplan (Coplan Family)	Commercial	A 1951 aerial photograph shows the retail fuel outlet on this parcel of land. The 1956 FIP also shows a retail fuel outlet at 337 Dalhousie Street. Two (2) underground storage tanks (USTs) were located on the western portion of the site.
1966-2012	Union of Canada Life Insurance Company	Commercial (vacant)	A 1973 aerial photograph shows that the retail fuel outlet is no longer present and this parcel of land is a vacant parking lot. This parcel of land remains unchanged in subsequent aerials from 1987, 2002 and 2011.
2012-present	1850541 Ontario Ltd. (Claridge Homes)	Commercial (vacant)	During the site visit, this parcel of the subject property was observed to remain unchanged and is currently a vacant parking lot.

Table 5 Continued: Land Use History			
Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
137 George Street (PIN 04214-0114, formerly addressed 125, 127 and 131 George Street)			
Entire property			
1894-1911	Various private individuals	Residential	An 1888 FIP shows this property is occupied by an appare residential duplex (125-127 George Street) and a single family residential dwelling (131 George Street). The northern portion of the property is vacant. City directories first list 125-131 as residential dwellings circa 1904.
Deed CR108627			
1911 - 1929	Ottawa Vacuum Cleaner Manufacturing Company Ltd.	Residential and commercial	City directories list 125-131 as residential dwellings during this time period. Two (2) apparent residential structures, similar in configuration to those on the 1888 FIP, can be seen on this parcel of land in a 1922 aerial photograph.
1929-1944	Mr. Eugene Robert	Residential	City directories continue to list the property as residential dwellings during this time period. The dwellings can be seen in a 1931 aerial photograph.
Deed CR177649			
1911-1925	Mr. Charles F.Scott	Residential	City directories list 125-131 as residential dwellings during this time period. Two (2) residential structures, similar in configuration to those on the 1888 FIP, can be seen on this parcel of land in a 1922 aerial photograph.
1925-1944	Mr. Joseph P. Laurin	Residential	City directories continue to list the property as residential dwellings during this time period. The dwellings can be seen in a 1931 aerial photograph.
Deeds CR108627 and CR177649 merge			
1944-1956	Laurin Family	Residential and Commercial	The 1956 FIP shows the structure at 125-127 in a slightly different configuration from the previous FIP and identifies it as a printers. The single family dwelling at 131 George Street appears to remain unchanged. No apparent changes were made to the structures in the 1951 aerial photograph.

Table 5 Continued: Land Use History			
Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
1956-1957	Immeubles Laurentian Realities Limited	Residential and Commercial	See previous comments (1944-1956). It should be noted that the city directories list these addresses as residential during this time period. Laurentian printers is first listed at some time between 1955 and 1964.
March 1957- April 1957	Mr. Arthur Desjardins, Mr. Renee Chenevert, Mr. Damien St. Pierre	Residential and Commercial	See previous comments (1956-1957).
1957-2012	L'Union St. Joseph du Canada	Residential and Commercial followed by Commercial (vacant) only	City directories first list 172 George Street as Rideau Printers at some time between 1955 and 1964. 131 George Street is listed as residential. No apparent changes to the subject property noted in a 1966 aerial photograph. However structures are no longer present in a 1973 photograph. At this time, the property is used as a parking lot. No changes observed in subsequent aerials from 1987, 2002 and 2011.
Aug.2012 - Nov. 2012	name change to Union of Canada Life Insurance	Commercial (vacant)	No other observations to be noted.
Nov. 2012 - present	1850651 Ontario Ltd. (Claridge Homes)	Commercial (vacant)	At time of site visit, subject property remains used as a parking lot.

Table 5 Continued: Land Use History			
Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
141 George Street (PIN 04214-0121, formerly addressed)			
1888-1960	Various private individuals	Commercial followed by Residential	1922, 1931 and 1951 aerials show the property occupied by several units of a larger residential structure. A 1956 FIP, shows that the property and adjacent property to the east has been developed with an 11-unit tenement building. The three (3) units addressed 137, 139 and 141 George Street are located on this parcel of land.
1960-1964	Sabour Realty Limited	Residential	The property is not listed in the 1963 City of Ottawa directories.
1964-2001	Connie Gail Salomon	Residential (vacant) followed by Commercial	A 1966 aerial photograph shows that the tenement building has been demolished and this parcel of land is used as a parking lot. The land continues to be used for parking in a subsequent 1973 photograph. The 1974 city directories do not list an address for this property. The nearest listing on the north side of George Street is for 167: IGA parking lot. A 1983 photograph shows the existing subject structure, which according to the City directories, has been listed as a restaurant/night club since 1984.
2001-2011	Donley Investments Ltd.	Commercial	2000 and 2010 City directories list the site as Gilbo Music Hall and Honest Lawyer Restaurant. Aerial photograph from 2002 and 2011 identify no apparent changes from the previous 1983 photograph.
2011-present	Claridge Homes (George Street) Inc.	Commercial	No changes to land use were identified during the current Phase I-ESA site assessment. The property will be demolished in the future and redeveloped with a multi-storey residential condominium with ground floor commercial units.

7.2 Areas of Potential Environmental Concern and Potentially Contaminating Activities

With the exception of fill material identified during previous subsurface investigations, no areas of potential environmental concerns were identified on the Phase I property or within the Phase I-ESA study area at the time of the site assessment. Historical potentially contaminating activities identified on the subject properties and neighbouring lands, and which are considered to have had the potential to impact the subject property, are provided in Table 6 below.

Former Area of Potential Environmental Concern (APEC)	Location of PEC on Phase One Property	Potential Contaminating Activities (PCA)	Location of PCA (on-site/off-site)	Contaminants of Potential concern (CPC)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
Former retail fuel outlet (APEC 1)	South of office building addressed 325 Dalhousie Street (formerly 337 Dalhousie Street)	Gasoline and associated products stored in fixed tanks (Item 28)	on-site	PHCs (F ₁ -F ₄) and VOCs	Soil and Groundwater
Former printers (APEC 2)	137 George Street (formerly 125-127 George Street)	Ink Manufacturing, Processing and Bulk Storage (Item 31)	on-site	VOCs	Soil and Groundwater
Fill material with building debris (APEC 3)	Over entire property.	Importation of Fill Material of Unknown Quality (Item 30)	on-site	metals	Soil
Former dry cleaning operation at 343 Dalhousie Street (APEC 4)	Potentially over entire property.	Operation of Dry Cleaning Equipment (where chemicals are used) (Item 37)	off-site	VOCs	Soil and/or Groundwater

Table 6 Continued: Former Areas of Potential Environmental Concern					
Former Area of Potential Environmental Concern (APEC)	Location of PEC on Phase One Property	Potential Contaminating Activities (PCA)	Location of PCA (on-site/off-site)	Contaminants of Potential concern (CPC)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
Former retail fuel outlet and automotive repair services (APEC 5)	western portion of George Street property	Gasoline and Associated Products Storage in Fixed Tanks (Item 28) Garages and Maintenance and Repair of Railcars, Marine Vehicles and aviation Vehicles (Item 27)	off-site	PHCs, VOCs, PAHs	Soil and/or Groundwater

The historical use of the southern portion of the Dalhousie Street property as a retail fuel outlet/automotive service garage, is considered to pose a concern to the subject property. A former printer located on the western portion of the George Street property and existing fill material over the majority of the property, are also considered to pose environmental concerns to the subject lands.

The historical uses of the adjacent properties to the south east, as a former dry cleaners (343 Dalhousie Street) and a former retail fuel outlet (353 Dalhousie Street) are also considered to have had the potential to significantly impact the subject property. Former land uses to the south of the subject property, across George Street, consisted of a printing bureau, workshop, aluminum window and door manufacturer, roofing manufacturer and a dry cleaning establishment. These former properties are considered to have had the potential to impact the subject lands based on their close proximity upgradient of the subject site.

Further to the west of Dalhousie (350 Dalhousie Street) was a federal printing establishment, a coal company and a carbonated drink factory. Based on the distance of close to 50 m from the subject site and orientation cross-gradient to the subject site, the potential for concern is considered to be low. A reported junk yard and a printing establishment were formerly located adjacent to the east-northeast of the subject property. Based on the nature of the activities and their orientation cross and/or down-gradient from the subject property these former land uses are also considered to have posed a low potential for environmental concern.

As previously discussed, past subsurface investigations were conducted for the subject property in 2009, 2011 and 2012. The results of the investigations identified petroleum hydrocarbon and lead concentrations in excess of 2011 MOE Table 3 standards on the southwest portion of the George Street property. The groundwater on the southwestern portion of the site was determined to contain PHC F1 concentrations and chloroform concentrations exceeding the 2011 MOE Table 3 standards. Chloroform concentrations have been observed to decrease during subsequent sampling events and are considered to be from municipal water sources.

7.3 Conceptual Site Model

Existing Buildings and Structures

The subject property is occupied by two (2) building structures. An 11-storey commercial office building (325 Dalhousie Street) with ground floor retail and restaurant, is situated at the northwestern most corner of the subject site. This structure was constructed circa 1967, with a concrete foundation and is finished on the exterior with concrete and a flat tar and gravel style roof. Access to the building is possible through three (3) man doors on the west side of the building, one (1) man door on the north side of the building and a fifth man door on the east side of the building. Heating is provided by three (3) natural gas boilers and domestic hot water tank. Cool air is provided by a chiller cooling system. Natural gas-fired heating and cooling equipment is located in the penthouse level mechanical rooms on the 11th floor. A natural gas-fired back-up generator is also located on the 11th floor.

The building addressed 141 George Street, situated on the southeastern corner of the subject site and constructed circa 1978, is a single storey slab on grade style building that is currently occupied by a restaurant. The roof is a combination of flat, tar and gravel style and sloped metal. The exterior of the building is finished with a combination of concrete blocks, concrete finished with stipple and metal siding. Man doors are located on the south and east walls, and a bay door is located on the north wall. The building is heated/cooled with four (4) natural gas roof-top HVAC units.

The locations of the subject structures are shown on Drawing: PE2709-2 - Conceptual Site Model.

Water Bodies

Three (3) water bodies are located within 1 km of the subject property. The Rideau Canal is located approximately 700 m west of the subject property and the Rideau and Ottawa Rivers are approximately 1 km east and north (respectively) from the subject site.

Areas of Natural Significance

No areas of natural significance were observed on the site or within the Phase I study area, nor are any expected to be present based on the information provided by the Ministry of Natural Resources.

Drinking Water Wells

The properties in the Phase I study area are currently serviced by municipal water and sewer services. A search of the MOE's well records for drilled wells within 250 m of the subject site, did not identify any potable water wells.

Groundwater Monitoring Wells

A requisition was sent to the MOE to provide water well records for all drilled wells within 250 m of the subject site. A response was received from the MOE on January 20, 2012. Only one (1) well was recorded within the specified area, at 360 King Edward Avenue, approximately 300 m E of the subject site and outside the 250 m Phase I ESA study area. The property on which this monitoring well is located is not considered to pose a concern to the subject lands based on its significant distance from the subject site and its orientation down-gradient.

Topography and Hydrogeology

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic map indicates that the subject site is located in a low area between the Rideau Canal and the Rideau River. However, looking at a broader area surrounding the property, there is a slight slope heading from south to north, towards the Ottawa River. According to the maps, commercial and institutional properties are located south and southeast of the subject site. Although a detailed hydrogeological assessment was not conducted, based on groundwater levels obtained from the site during the previous subsurface investigation and based other work conducted in the general area of the subject properties, the groundwater flow is considered to be in a northerly direction towards the Ottawa River, the closest significant water body.

Neighbouring Land Use

Neighbouring land use in the Phase I study area was predominantly residential and commercial with several institutional properties. A restaurant/bar is located immediately east of 325 Dalhousie, followed by a parking lot. A parking lot is located immediately north and east of 141 George Street. Restaurants and commercial retail business are located to the south and west of the subject properties, along Dalhousie Street. A restaurant/bar is also present to the north, across York Street. Properties to the south, across George Street include, restaurants, commercial retail and office space.

The current uses of the immediately adjacent properties are not considered to pose a concern to the subject site. No potential contaminating activities with the potential to impact the subject property, were identified within the Phase I study area at the time of the site assessment.

Underground Utilities

Based on the findings of previous subsurface investigations, there are no utilities in the vicinity of southwestern portion of the site, where most of the impacted soil was detected. Hydrocarbon impacts were detected at depths of approximately 2.5 to 5.5 m below ground surface, below the depths of most buried services. Pockets of lead impacted fill material are expected to be encountered across the site, possibly in the vicinity of underground services. Based on the stationary nature of metals, nearby underground utilities are not expected to affect contaminant distribution and/or transport.

Areas of Potential Environmental Concern and Potentially Contaminating Activities

Based on the findings of the Phase I-ESA in combination with the results of the previous subsurface investigations, conducted on the subject properties, five (5) potentially contaminating activities (PCAs) resulting in areas of potential environmental concern (APECs), were identified in the Phase I ESA study area. The PCAs include Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles (Item 27), Gasoline and Associated Products Storage in Fixed Tanks (Item 28), Ink Manufacturing, Processing and Bulk Storage (Item 31) and Operation of Dry Cleaning Equipment (where chemicals are used - Item 37), as per Column A of Table 2 provided in Ontario Regulation 179/11 as amending Ontario Regulation 153/04. The resulting APECs include the following: a former retail fuel outlet/automotive service garage on the subject property (formerly 337 Dalhousie Street - APEC 1), a former printing establishment (Rideau Printers) on the subject property (formerly 127 George Street - APEC 2), fill material identified across the subject site (APEC 3), a former dry cleaners at 343 Dalhousie Street (APEC 4) and a former retail fuel outlet/automotive repair works at 353 Dalhousie Street (APEC 5). Chemicals of concern associated with the aforementioned PCAs and APECs include petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), heavy metals and polynuclear aromatic hydrocarbons (PAHs). The APECs are outlined in red on Drawing: PE2709-3 - Surrounding Land Use Plan.

In addition to the abovementioned PCAs, an additional 30 PCAs not considered to have had the potential to impact the subject property were identified in the Phase I ESA study area. The PCAs include the following items are per Column A of Table 2 provided in O.Reg. 179/11 amending O.Reg 153/04: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles (Item 27), Gasoline and Associated Products Storage in Fixed Tanks (Item 28), Ink Manufacturing, Processing and Bulk Storage (Item 31), Operation of Dry Cleaning Equipment (where chemicals are used - Item 37), Paints Manufacturing, Processing and Bulk Storage (Item 39), Textile Manufacturing and Processing (Item 54), Chemical Manufacturing, Processing and Bulk Storage (Item 8), Tannery (Item 53), Coal Gasification (Item 9) Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners (Item 58), Ordnance Use (Item 38), Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products (Item 59), Metal Fabrication (Item 34), Asphalt and Bitumen Manufacturing (Item 5), Salvage Yard, including automobile wrecking (Item 49), and Commercial Trucking and Container Terminals.

These areas are outlined in green on Drawing: PE2709-3 - Surrounding Land Use Plan. Based their distances from the subject site and/or their orientations either cross- or down-gradient of the subject property, they are not considered to have had the potential to significantly impact the subject property. The former PCAs located along the south side of George Street are not considered to have had a significant impact on the subject property based on the findings of previous subsurface investigations.

It is not expected that any uncertainty or absence of information obtained in each of the components of this Phase I-ESA could affect the validity of the conceptual site model.

8.0 CONCLUSIONS

Assessment

The results of the historical research and site assessment identified the following areas of potential environmental concerns (APECs) on the Phase I-ESA property:

- a former service station located at 337 Dalhousie Street, in the portion of the subject property currently addressed as 321 Dalhousie Street;
- a former service station at 351 Dalhousie Street (currently addressed as 353 Dalhousie Street), immediately to the west of 137 George Street;
- a printing business formerly located at 125-127 George Street (currently the parking lot addressed as 137 George Street);
- a former dry cleaning business at 343 Dalhousie Street, immediately to the west of 137 George Street; and
- fill material associated with historical uses of the site.

As discussed in the Previous Reports section, past subsurface environmental investigations conducted for the subject property identified soil and groundwater impacted with petroleum hydrocarbons (PHC), above 2011 MOE Table 3 standards, on the southwestern portion of the site (George Street property). A lead concentration exceeding 2011 MOE Table 3 standards was also identified on the southwestern portion of the site. Based on the heterogeneous nature of fill material and the presence of fill material across the subject property, pockets of metals impacted fill are expected to be encountered across the subject site. PHC concentrations exceeding MOE Table 1 standards only, were also identified across the site.

Recommendations

Based on the results of this assessment, it is our recommendation that a soil and groundwater remediation program be carried out for the subject property, in order to meet the 2011 MOE Table 3 standards.

It is recommended that groundwater conditions be reassessed prior to conducting the remediation program.

9.0 STATEMENT OF LIMITATIONS

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

Paterson Group Inc.



Karyn Munch, P.Eng.



Mark S. D'Arcy, P.Eng.



Report Distribution:

Claridge Homes (4 copies and 1 electronic copy)
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.
Environment Canada, Access to Information and Privacy Office.
PCB Waste Storage Site Inventory.

Provincial Records

MOE Freedom of Information and Privacy Office.
MOE Municipal Coal Gasification Plant Site Inventory, 1991.
MOE document entitled "Waste Disposal Site Inventory in Ontario".
MOE Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MOE Water Well Inventory.

Municipal Records

City of Ottawa Historical Land Use Inventory.
City of Ottawa Former Landfill Document.
City of Ottawa Former Industrial Sites Document.
City of Ottawa electronic map.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, November 24, 2011.
Current Plan of Survey, prepared by Annis, O'Sullivan, Vollebakk Ltd.
Previous Engineering Reports.
Personal Interviews.

Public Information Sources

Google Earth and Google Maps/Street View

FIGURES

FIGURE 1 - KEY PLAN

FIGURE 2 - TOPOGRAPHIC MAP

DRAWING PE2709-2 - CONCEPTUAL SITE MODEL

DRAWING PE2709-3 - SURROUNDING LAND USE PLAN

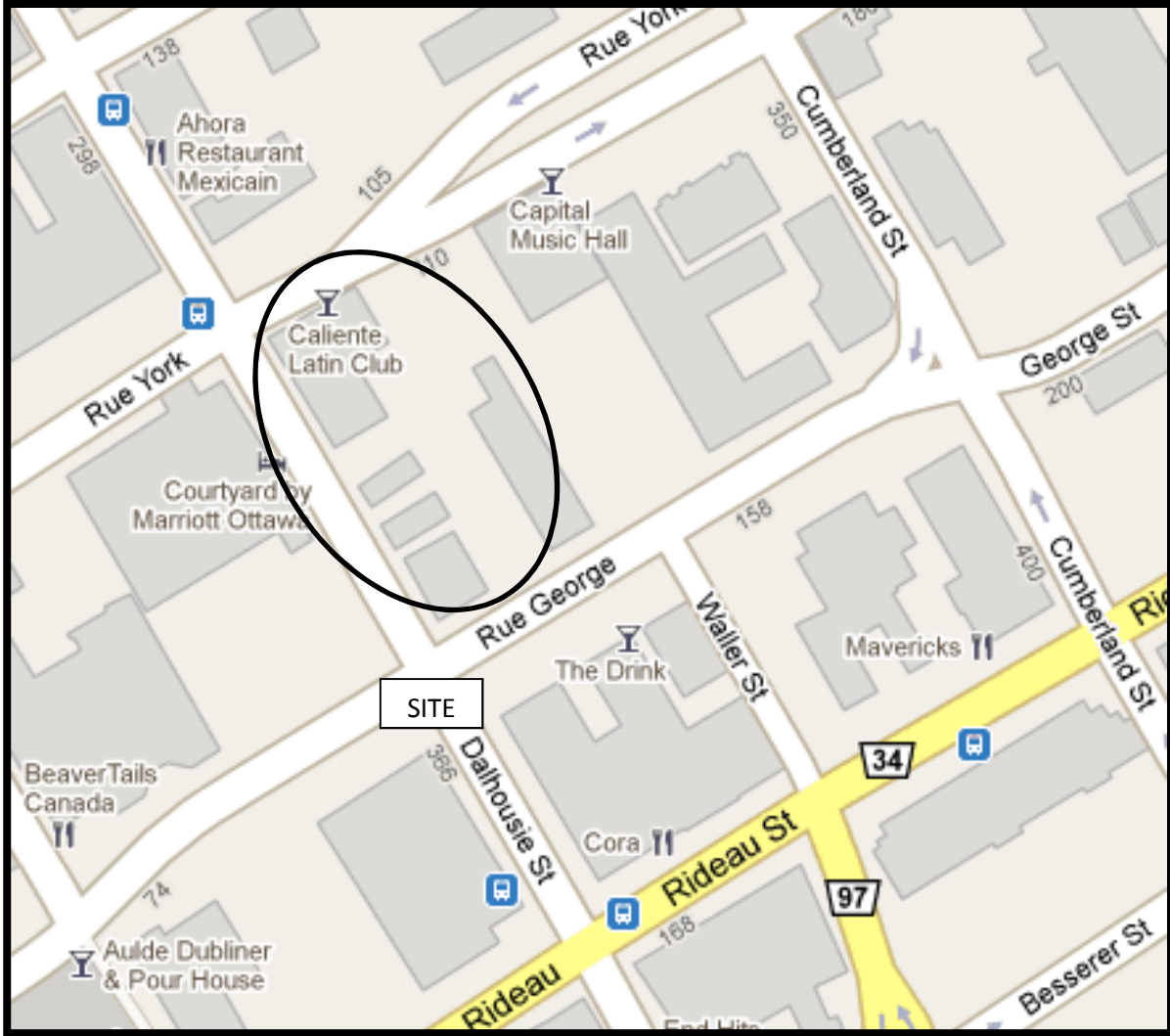


FIGURE 1
KEY PLAN

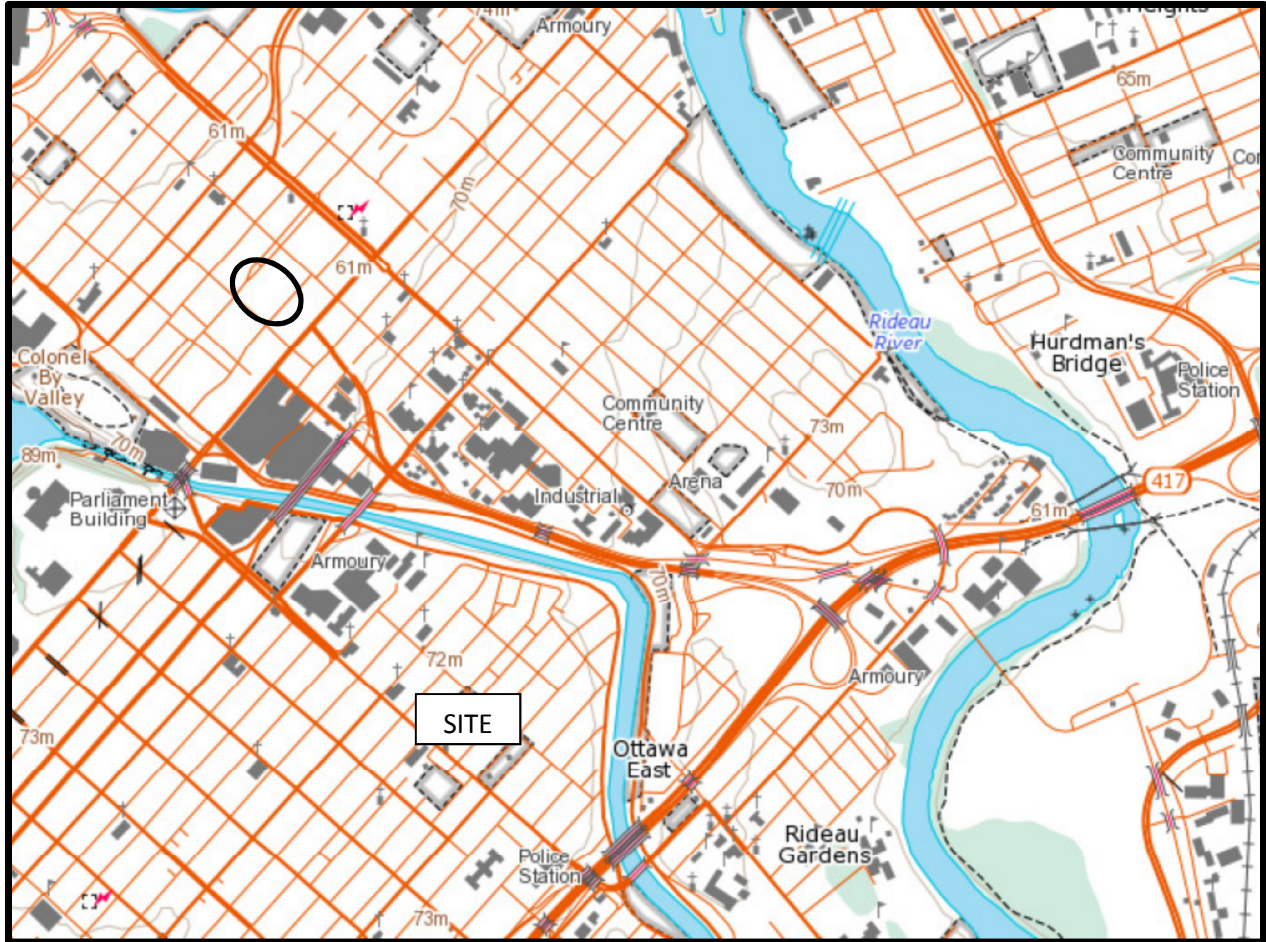
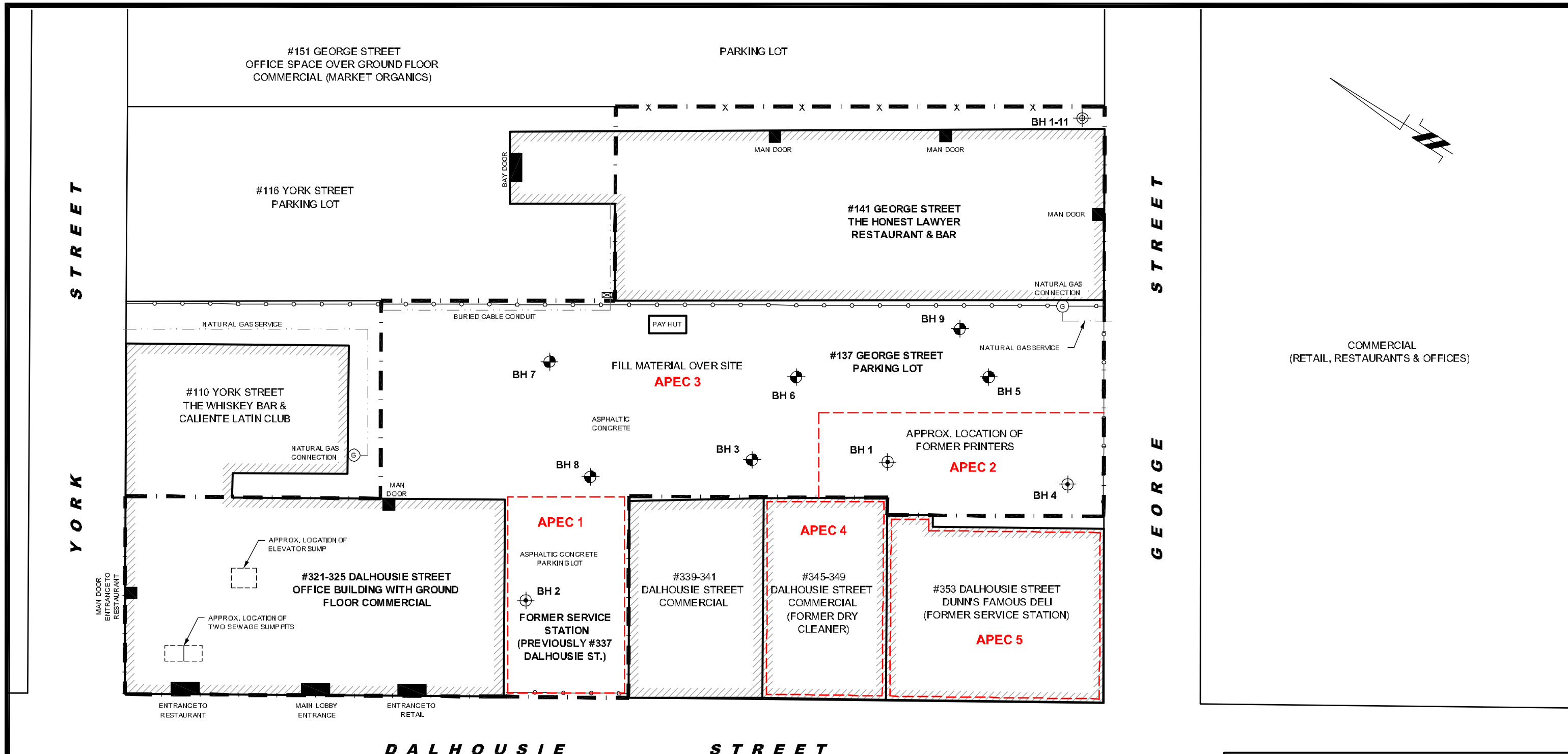


FIGURE 2
TOPOGRAPHIC MAP



COMMERCIAL
(RETAIL, RESTAURANTS & OFFICES)

LEGEND

- BOREHOLE LOCATION (PATERSON, 2012)
- MONITORING WELL LOCATION (PATERSON, 2012)
- MONITORING WELL LOCATION (PATERSON, 2011)

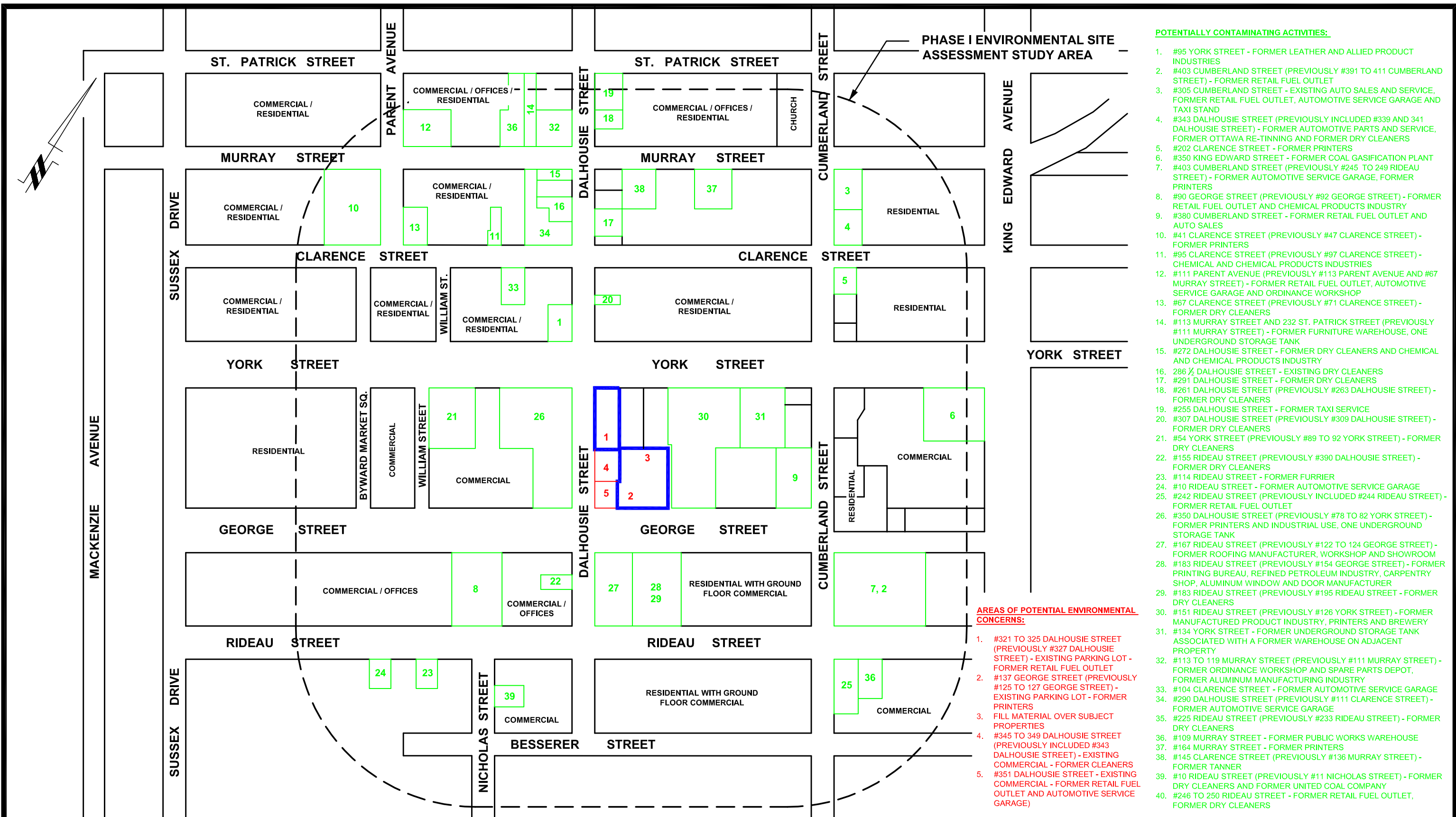
paterson group
consulting engineers
154 Colonnade Road South, Ottawa, Ontario K2E 7J5

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

CLARIDGE HOMES
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
321 -325 DALHOUSIE STREET & 137-141 GEORGE ST.
OTTAWA, ONTARIO

CONCEPTUAL SITE MODEL

Dwg. No.	PE2709-2
Report No.:	PE2709-2
Date:	03/2013



- POTENTIALLY CONTAMINATING ACTIVITIES:**
- #95 YORK STREET - FORMER LEATHER AND ALLIED PRODUCT INDUSTRIES
 - #403 CUMBERLAND STREET (PREVIOUSLY #391 TO 411 CUMBERLAND STREET) - FORMER RETAIL FUEL OUTLET
 - #305 CUMBERLAND STREET - EXISTING AUTO SALES AND SERVICE, FORMER RETAIL FUEL OUTLET, AUTOMOTIVE SERVICE GARAGE AND TAXI STAND
 - #343 DALHOUSIE STREET (PREVIOUSLY INCLUDED #339 AND 341 DALHOUSIE STREET) - FORMER AUTOMOTIVE PARTS AND SERVICE, FORMER OTTAWA RE-TINNING AND FORMER DRY CLEANERS
 - #202 CLARENCE STREET - FORMER PRINTERS
 - #350 KING EDWARD STREET - FORMER COAL GASIFICATION PLANT
 - #403 CUMBERLAND STREET (PREVIOUSLY #245 TO 249 RIDEAU STREET) - FORMER AUTOMOTIVE SERVICE GARAGE, FORMER PRINTERS
 - #90 GEORGE STREET (PREVIOUSLY #92 GEORGE STREET) - FORMER RETAIL FUEL OUTLET AND CHEMICAL PRODUCTS INDUSTRY
 - #380 CUMBERLAND STREET - FORMER RETAIL FUEL OUTLET AND AUTO SALES
 - #41 CLARENCE STREET (PREVIOUSLY #47 CLARENCE STREET) - FORMER PRINTERS
 - #95 CLARENCE STREET (PREVIOUSLY #97 CLARENCE STREET) - CHEMICAL AND CHEMICAL PRODUCTS INDUSTRIES
 - #111 PARENT AVENUE (PREVIOUSLY #113 PARENT AVENUE AND #67 MURRAY STREET) - FORMER RETAIL FUEL OUTLET, AUTOMOTIVE SERVICE GARAGE AND ORDINANCE WORKSHOP
 - #67 CLARENCE STREET (PREVIOUSLY #71 CLARENCE STREET) - FORMER DRY CLEANERS
 - #113 MURRAY STREET AND 232 ST. PATRICK STREET (PREVIOUSLY #111 MURRAY STREET) - FORMER FURNITURE WAREHOUSE, ONE UNDERGROUND STORAGE TANK
 - #272 DALHOUSIE STREET - FORMER DRY CLEANERS AND CHEMICAL AND CHEMICAL PRODUCTS INDUSTRY
 - 286 1/2 DALHOUSIE STREET - EXISTING DRY CLEANERS
 - #291 DALHOUSIE STREET - FORMER DRY CLEANERS
 - #261 DALHOUSIE STREET (PREVIOUSLY #263 DALHOUSIE STREET) - FORMER DRY CLEANERS
 - #255 DALHOUSIE STREET - FORMER TAXI SERVICE
 - #307 DALHOUSIE STREET (PREVIOUSLY #309 DALHOUSIE STREET) - FORMER DRY CLEANERS
 - #54 YORK STREET (PREVIOUSLY #89 TO 92 YORK STREET) - FORMER DRY CLEANERS
 - #155 RIDEAU STREET (PREVIOUSLY #390 DALHOUSIE STREET) - FORMER DRY CLEANERS
 - #114 RIDEAU STREET - FORMER FURRIER
 - #10 RIDEAU STREET - FORMER AUTOMOTIVE SERVICE GARAGE
 - #242 RIDEAU STREET (PREVIOUSLY INCLUDED #244 RIDEAU STREET) - FORMER RETAIL FUEL OUTLET
 - #350 DALHOUSIE STREET (PREVIOUSLY #78 TO 82 YORK STREET) - FORMER PRINTERS AND INDUSTRIAL USE, ONE UNDERGROUND STORAGE TANK
 - #167 RIDEAU STREET (PREVIOUSLY #122 TO 124 GEORGE STREET) - FORMER ROOFING MANUFACTURER, WORKSHOP AND SHOWROOM
 - #183 RIDEAU STREET (PREVIOUSLY #154 GEORGE STREET) - FORMER PRINTING BUREAU, REFINED PETROLEUM INDUSTRY, CARPENTRY SHOP, ALUMINUM WINDOW AND DOOR MANUFACTURER
 - #183 RIDEAU STREET (PREVIOUSLY #195 RIDEAU STREET - FORMER DRY CLEANERS
 - #151 RIDEAU STREET (PREVIOUSLY #126 YORK STREET) - FORMER MANUFACTURED PRODUCT INDUSTRY, PRINTERS AND BREWERY
 - #134 YORK STREET - FORMER UNDERGROUND STORAGE TANK ASSOCIATED WITH A FORMER WAREHOUSE ON ADJACENT PROPERTY
 - #113 TO 119 MURRAY STREET (PREVIOUSLY #111 MURRAY STREET) - FORMER ORDINANCE WORKSHOP AND SPARE PARTS DEPOT, FORMER ALUMINUM MANUFACTURING INDUSTRY
 - #104 CLARENCE STREET - FORMER AUTOMOTIVE SERVICE GARAGE
 - #290 DALHOUSIE STREET (PREVIOUSLY #111 CLARENCE STREET) - FORMER AUTOMOTIVE SERVICE GARAGE
 - #225 RIDEAU STREET (PREVIOUSLY #233 RIDEAU STREET) - FORMER DRY CLEANERS
 - #109 MURRAY STREET - FORMER PUBLIC WORKS WAREHOUSE
 - #164 MURRAY STREET - FORMER PRINTERS
 - #145 CLARENCE STREET (PREVIOUSLY #136 MURRAY STREET) - FORMER TANNER
 - #10 RIDEAU STREET (PREVIOUSLY #11 NICHOLAS STREET) - FORMER DRY CLEANERS AND FORMER UNITED COAL COMPANY
 - #246 TO 250 RIDEAU STREET - FORMER RETAIL FUEL OUTLET, FORMER DRY CLEANERS

- AREAS OF POTENTIAL ENVIRONMENTAL CONCERNS:**
- #321 TO 325 DALHOUSIE STREET (PREVIOUSLY #327 DALHOUSIE STREET) - EXISTING PARKING LOT - FORMER RETAIL FUEL OUTLET
 - #137 GEORGE STREET (PREVIOUSLY #125 TO 127 GEORGE STREET) - EXISTING PARKING LOT - FORMER PRINTERS
 - FILL MATERIAL OVER SUBJECT PROPERTIES
 - #345 TO 349 DALHOUSIE STREET (PREVIOUSLY INCLUDED #343 DALHOUSIE STREET) - EXISTING COMMERCIAL - FORMER CLEANERS
 - #351 DALHOUSIE STREET - EXISTING COMMERCIAL - FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE SERVICE GARAGE)

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

Scale: 1:3000
 Des.: KM
 Dwn.: MPG
 Chkd: MSD

CLARIDGE HOMES
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 321-325 DALHOUSIE STREET & 137-141 GEORGE STREET
 OTTAWA, ONTARIO

SURROUNDING LAND USE

Dwg. No. **PE2709-3**
 Report No. PE2709-2
 Date: 03/2013

APPENDIX 1

CHAIN OF TITLE

PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS

CHAIN OF TITLE: PIN: 04214-0114

Legal Description: part of Lot 18 and Lot 19 N/S George St., Plan 42482; as in CR357706

Present Owner: 1850651 Ontario Limited

Deed CR108627, registered Dec.8, 1911 (covers part of subject lands)

Frank Low and George Low TO Ottawa Vacuum Cleaner Manufacturing Company Limited

Deed CR177649, registered Feb.14, 1925 (covers part of subject lands)

Charles F. Scott TO Joseph P. Laurin

Deed CR197186, registered July 2, 1929 (same chain as CR108627)

Ottawa Vacuum Cleaner Manufacturing Company Limited TO Eugene Robert

Deed CR249723, registered Nov.10, 1944 (same chain as CR108627)

Eugene Robert TO Joseph P. Laurin

Deed CR300545, registered May 7, 1952 (chains CR108627 and CR177649 merge)

Estate of Joseph P. Laurin TO Germaine Laurin

Deed CR349680, registered Aug.3, 1956

Germaine Laurin TO Immeubles Laurentian Realities Limited

*continued

PIN: -0114 continued (pg.2 of 2)

Deed CR356711, registered Mar.11, 1957

Immeubles Laurentian Realties Limited TO Arthur Desjardins, Rene Chenevert, and Damien St. Pierre

Deed CR357706, registered Apr.10, 1957

Arthur Desjardins, Rene Chenevert, and Damien St. Pierre TO L'Union St. Joseph Du Canada

Application – Change of Name OC1393820, registered Aug.2 2012

L'Union St. Joseph Du Canada TO Union Of Canada Life Insurance / Union Du Canada Assurance-Vie

Application – Vesting Order OC1427201, registered Nov.8, 2012

TITLE TRANSFERED TO: 1850651 Ontario Limited

CHAIN OF TITLE: PIN: 04214-0121

Legal Description: Lot 20 N/S George St., Plan 42482

Present Owner: Claridge Homes (George St) Inc.

Deed CR178334, registered Apr.3, 1925

Estate of William J. Baskerville TO Edward W. Harrison, Grace S. Harrison, and Ella M. Dennis

(prior title was obtained under Deed CR70422, registered Apr.29, 1904)

Deed CR247927, registered Jul.20, 1944

Ella M. Dennis TO Edward W. Harrison and Grace S. Harrison (TC)

Deed CR247954, registered Jul.24, 1944

Edward W. Harrison and Grace S. Harrison TO Edward W. Harrison and Grace S. Harrison (JT)

Deed CR401198, registered Jan.29, 1960

Grace S. Harrison (surviving JT) TO Sabour Realty Limited

Deed CR487872, registered Dec.22, 1964

Sabour Realty Limited TO Connie Gail Salomon

Deed OC14183, registered Nov.1, 2001

Connie Gail Salomon TO Donley Investments Limited

*continued

PIN: -0121 continued (pg. 2 of 2)

Deed OC1247982, registered Jun.21, 2011

Donley Investments Limited TO Claridge Homes (George St) Inc.

CHAIN OF TITLE: PIN: 04214-0112

Legal Description: part of Lot 18 S/S York St., Plan 42482; as in CR223632

Present Owner: 1850651 Ontario Inc.

Deed CR223632, registered Jan.24, 1938

The Crown TO L' Union St. Joseph du Canada

(prior title appears to revert back to Deed CR21930, registered Feb.15 1884)

Application – Change of Name OC952312, registered Feb.11, 2009

L' Union St. Joseph Du Canada TO Union Of Canada Life Insurance

Application – Vesting Order OC1427201, registered Nov.8, 2012

TITLE TRANSFERRED TO: 1850651 Ontario Limited

CHAIN OF TITLE: PIN: 04214-0205

Legal Description: part of Lot 18 S/S York St., Plan 42482; being Part 1 on 4R26540

Present Owner: 1850651 Ontario Inc.

Deed CR59163, registered Oct.31, 1900

Mary E. Chisholm, John A. Chisholm, and Isabella M. Chisholm TO Francois Xavier Lefebvre

Notice of Claim OC1401286, registered Aug.23, 2012

Union Of Canada Life Insurance / Union Du Canada Assurance-Vie

(re: Francois Xavier Lefebvre)

Application – Vesting Order OC1427201, registered Nov.8, 2012

TITLE TRANSFERRED TO: 1850651 Ontario Limited

CHAIN OF TITLE: PIN: 04214-0115

Legal Description: Parcel 18-2, Section 4797

Present Owner: 1850651 Ontario Inc.

- Note, prior to Deed LT25047 the back title Parcel Abstracts are of very poor quality, a best visual check back to 1912 does not appear to indicate any prior companies on title, only individual owners

Deed LT25047, registered May 15, 1945

Estate of Adele Poirier TO Francois Xavier Barrette

Deed LT25817, registered Feb.18, 1946

Francois Xavier Barrette TO Eugene Marcil and Edgar Marcil

Deed LT46025, registered Mar.14, 1957

Eugene Marcil and Edgar Marcil TO Arthur Desjardins, Rene Chenevert, and Damien St. Pierre

Deed LT46174, registered Apr.12, 1957

Arthur Desjardins, Rene Chenevert, and Damien St. Pierre TO Union Of Canada Life Insurance

Application – Vesting Order OC1427201, registered Nov.8, 2012

TITLE TRANSFERRED TO: 1850651 Ontario Limited

CHAIN OF TITLE: PIN: 042114-0116

Legal Description: Parcel 18-1, Section 4797

Present Owner: 1850651 Ontario Inc.

- Note, prior to Deed LT13767 the back title Parcel Abstracts are of very poor quality, a best visual check back to 1912 does not appear to indicate any prior companies on title, only individual owners.

Deed LT13767, registered Feb.8, 1933

Estate of John Alexander Chisholm TO Super Power Gas & Oil Company Limited

Deed LT17679, registered Nov.9, 1933

Super Power Gas & Oil Company Limited TO Lena Coplan

Deed LT46716, registered Aug.21, 1957

Estate of Lens Coplan TO Harold P. Coplan

Deed LT64715, registered Mar.7, 1966

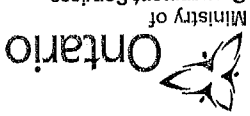
Harold P. Coplan TO Sue Coplan

Deed LT66505, registered Nov.23, 1966

Sue Coplan TO Union Du Canada Assurance-Vie

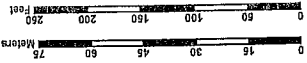
Application – Vesting Order OC1427201, registered Nov.8, 2012

TITLE TRANSFERRED TO: 1850651 Ontario Limited



Government Services
 THIS INDEX MAP SHOWS ALL
 PROPERTIES EXISTING IN
 BLOCK 04214 - SHEET 2
 ON JANUARY 01, 2012

SCALE



PROPERTY INDEX MAP
 BLOCK 04214
 CITY OF OTTAWA
 REG. MUNICIPALITY OF
 OTTAWA-CARLETON
 (OFFICE 4)

LEGEND

- LEASEHOLD PROPERTY BOUNDARY
- LEASEHOLD PROPERTY NUMBER
- LIMITED INTEREST PROPERTY BOUNDARY
- LIMITED INTEREST PROPERTY NUMBER
- TOWNSHIP FABRIC
- STRAKES, RIVERS
- LANDS AND FORESTRY EASEMENT
- MINI GRID
- ADJOINING MAP NUMBER

THE LANDS IDENTIFIED FROM ANY PROPERTY (E.G. 02016 - 01415) COMPRISED OF THE LAND BLOCK NUMBER (00214) AND THE FOUR DIGIT NUMBER (0147) WHICH APPEARS IN EACH ACTIVATED PROPERTY.

NOTES

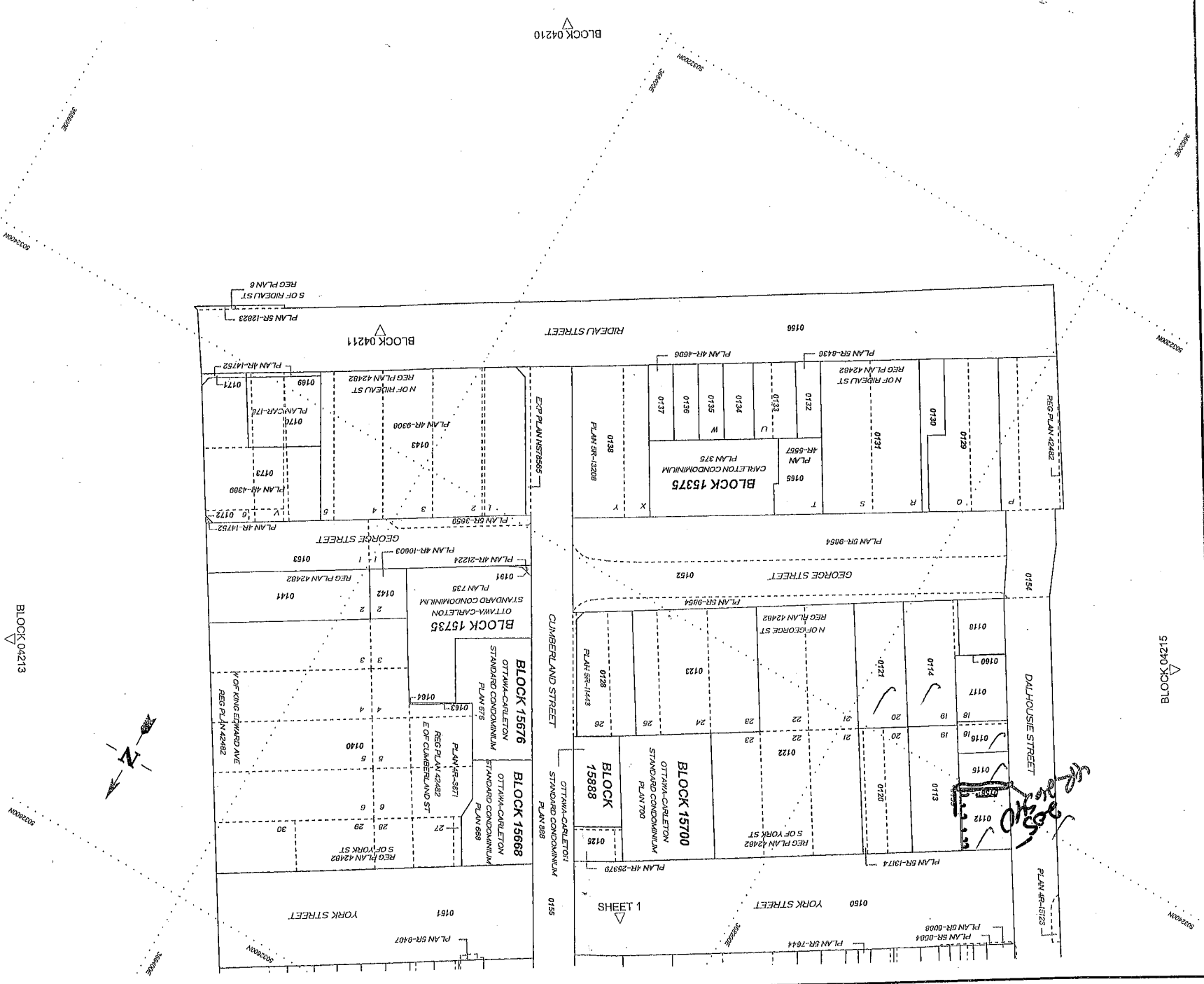
NORTH AMERICAN DATUM 1983
 3 METERED TRANSVERSE MERCATOR PROJECTION
 ZONE 18 CENTRAL MERIDIAN 78° 30' W
 THIS IS NOT A PLAN

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECEIVED IN THE LAND CREDIT SYSTEM AND HAS BEEN PREPARED FOR PROPERTY MAKING PURPOSES ONLY.

FOR DIMENSIONS OF PROPERTY DOCUMENTS SET RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS ARE NOT ILLUSTRATED



1 SHEET

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Site Photographs

PE2709

321 to 325 Dalhousie Street and 137 to 141 George Street

January 24, 2013



Photograph 1: West wall of 321 to 325 Dalhousie Street, facing east.



Photograph 2: Southern portion of 321 to 325 Dalhousie Street (location of former retail fuel outlet), facing east.

Site Photographs

PE2709

321 to 325 Dalhousie Street and 137 to 141 George Street

January 24, 2013



Photograph 3: North wall of 321 to 325 Dalhousie and adjacent property to the east, facing south.



Photograph 4: Chemical storage in the basement of 321 to 325 Dalhousie Street.

Site Photographs

PE2709

321 to 325 Dalhousie Street and 137 to 141 George Street

January 24, 2013



Photograph 5: Hydraulic oil and minor staining on floor slab in penthouse mechanical room.



Photograph 6: South wall of structure at 141 George Street, facing northeast.

Site Photographs

PE2709

321 to 325 Dalhousie Street and 137 to 141 George Street

January 24, 2013



Photograph 7: West wall of 141 George Street and eastern portion of parking lot at 137 George Street (former printers), facing north.



Photograph 8: South wall of structure at 141 George Street and rear addition and parking lot adjacent to the north, facing south.

Site Photographs

PE2709

321 to 325 Dalhousie Street and 137 to 141 George Street

January 24, 2013



Photograph 9: Commercial property to the north, across York Street.



Photograph 10: Commercial properties to the south and west (location of former cleaners and former retail fuel outlet), facing southeast.

Site Photographs

PE2709

321 to 325 Dalhousie Street and 137 to 141 George Street

January 24, 2013



Photograph 11: Hotel property to the west, across Dalhousie Street, facing west.



Photograph 12: Commercial properties to the south, across George Street, facing southwest.

APPENDIX 2

MOE FREEDOM OF INFORMATION RESPONSE

ENVIRONMENT CANADA ACCESS TO INFORMATION RESPONSE

TSSA CORRESPONDENCE

CITY OF OTTAWA HISTORICAL LAND USE INVENTORY

MOE WELL RECORDS

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de
l'Environnement

Bureau de l'accès à l'information
et de la protection de la vie privée

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



February 21, 2013

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

Dear Karyn Munch:

RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2013-00474, Your Reference #: PE2709

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 321 & 325 Dalhousie Street, Ottawa.

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

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

• Search Time 1 hour @ \$30/hour	\$ 30.00
• Copying 6 pages @ \$0.20/page	\$ 1.20
• Delivery	3.00
• Total	\$ 34.20
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 4.20

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Karen Dias at (416) 314-6129.



Yours truly,

A handwritten signature in blue ink that reads "Heidi Ritscher".

for Heidi Ritscher
FOI Manager

Attachments

INCIDENT REPORT

Reference Number:	7833-7PDM38	File Storage Number:	1-806S2
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	1162-7PDM7M 
Originating Document:		Created by:	Sara Sideris
Incident Report Reference Number:		7833-7PDM38 	
Date Created:	2009/02/18	Date Completed:	2009/12/14
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program:	Waste - Solid/Non-hazardous	Activity:	SCB Inspection

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

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

Yes No To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:

First Name	Last Name
Sara	Sideris

Contact Mailing Address

Municipality:

Ottawa

Reported By:

MOE Information

Date & Time Reported to MOE: 2008/10/15 11:12

Office Receiving Incident Report: Sector Compliance Branch

Incident Info Received By: Sara Sideris

MOE Response: Planned Field Response

Site Region: Eastern

Date & Time of MOE Arrival at Scene: 2008/10/15

Master Incident Report Number:

SAC Action Class:

Non-Standard Procedure: No

ERP Call-out Initiated:

Client(s)

Information

Show Map

Union of Canada Life Insurance
Mailing Address: 325 Dalhousie St CP 717, Ottawa, Ontario, Canada, K1P 5P8
Physical Address: 325 Dalhousie St CP 717, Ottawa, City, Ontario, Canada, K1P 5P8
Telephone: (613)241-3660
Client #: 0358-7PDLXE, Client Type: Corporation
Additional Address Info: CP 717

Site(s)

Information

Show Map

325 Dalhousie Street
Address: 325 Dalhousie St CP 717, Ottawa, City, K1P 5P8
District Office: Ottawa
GeoReference: ,
LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude:

Incident Information

Incident Summary: SCB Pro-Active Inspection Office Building
cannot be longer than 60 characters

Incident Description: On October 15, 2008 Provincial Officer Sara Sideris (#1168) attended an office building located at 325 Dalhousie Street, Ottawa, ON, K1P 5P8 for the purpose of conducting an inspection. The purpose of the inspection was to assess compliance with Ontario Regulations 102/94 and 103/94 made under the Environmental Protection Act. I met with Chady Alaoui, Chief Accountant - Finance and discussed the requirements of the Regulations. During my meeting with Chady he indicated that the building size was approximately 63 900 square feet. The building is located in downtown Ottawa and Mr. Alaoui informed me that the building is owned by the company of Union of Canada Life Insurance and managed by the same company.

The Office Building at this location is therefore not subject to the requirements of these Regulations as it falls below the threshold. At the time of the inspection a source separation program was implemented at this site. It was observed on site that BFI is the waste contractor for the site.

A future reference letter was sent to the company on Feb. 18, 2009.
NFA required.

Links & Comments:

Attachments Names:

Date & Time of Incident **Incident Date Confirmation? Actual**
2008/10/15

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category
Code:

Environmental Impact:

Nature of Impact:

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table

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

Controller of Material:

Owner of Material:

Estimated Clean Up Cost:

Who Cleaned Up:

% Clean Up: %

Agencies Involved:

Voluntary / Mandatory Abatement

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

Voluntary / Mandatory Compliance Items

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

Offence(s)

Suspected Violation(s)/Offence(s):

Act - Regulation - Section,
Description
{General Offence}

Provincial Officer:

Name: Sara Sideris
Badge No: 1168

Work Unit: Application Evaluation Section
District/Area Office: Environmental Assessment and Approvals Branch
Date: 2009/02/04

Signature:



Supervisor:

Name: Robert Ward

Work Unit: Unit 4
District/Area Office: Sector Compliance Branch
Date: 2009/12/14

Signature:



Ontario

HOME | AIR | WATER | LAND | ABOUT US | NEWS & PUBLICATIONS

User Management | Company Mgmt | Manifests | Site Data | HELP | Logout

central site | feedback | search | site map | français





Search

Generator Details

Registration/Notification Number

ON3853064

Legal Company Name

Primary Name: Regency hair centre Division Name: NA

Company Operating Name

Primary Name: Capilia by Regency Division Name: NA

Mailing Address

Division Building: NA Post Box Number: NA
 Address Line 1: 325 Dalhousie Address Line 2: NA
 Town/City: Ottawa Postal Code / Zip Code: K1N7G2
 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: 325 Dalhousie
 Address Line 2: NA
 Town/City: Ottawa Postal Code / Zip Code: K1N7G2
 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

[HOME](#) | [AIR](#) | [WATER](#) | [LAND](#) | [ABOUT US](#) | [NEWS & PUBLICATIONS](#)
[User Management](#) | [Company Mgmt](#) | [Manifestés](#) | [Site Data](#) | [HELP](#) | [Logout](#)



hwin
Administration

Company Name: Regency hair centre
 Company Number: ON3853064 (Generator)

Active Waste Classes

Active Waste Class Listing

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

Active Off-site Waste Classes

Waste Class [View Details](#) [View Number](#) [Reg. 347 Disposal Method](#) [Part 2B required complete](#) [Physical State](#) [Status](#) [UnRegister](#)
 Hazardous Waste Schedules Site Waste Class

312 - P [View details](#) N/A

Off-Site Solid Off-Site Active

Unregister Selected Classes

[Back](#)



Environment Environnement
Canada Canada
Terrasses de la Chaudière
10 Wellington Street, 27th Floor
Gatineau, Québec
K1A 0H3

Your File Votre référence
PE2709-EC FOI
Our File Notre référence
A-2012-01935 / PWJ

FEB 12 2013

Ms. Karyn Munch
Paterson Group
154 Colonnade Road South
Ottawa, Ontario K2E 7J5

Dear Ms. Munch,

This letter is in response to your request under the *Access to Information Act* for:

“Owner: Claridge Homes
Addresses: 321-325 Dalhousie Street & 137-141 George Street, Ottawa, Ontario

Any information pertaining to regulatory interactions, releases or spills, incidents, orders, offences, inspections, discharges of contaminants, landfill sites, etc. for the properties.”

After a thorough search, no records were found concerning this request.

Please be advised that you are entitled to file a complaint with the Information Commissioner of Canada concerning the processing of your request within sixty days of the receipt of this notice. In the event you decide to avail yourself of this right, your notice of complaint should be addressed to:

Information Commissioner of Canada
Place de Ville, Tower B
112 Kent Street, 7th Floor
Ottawa, Ontario K1A 1H3

If you have any questions regarding this request, please do not hesitate to contact Pierce White-Joncas at 819-994-4497.

Yours sincerely,

Nancy Hamzawi
Access to Information
and Privacy Coordinator

Karyn Munch

From: squibell@tssa.org on behalf of Public Information Services
<publicinformationsservices@tssa.org>
Sent: January-30-13 4:16 PM
To: Karyn Munch
Subject: Re: Records Search

Hi Karyn,

Thank you for your inquiry.

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

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

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

Thank you and have a great day!

Regards,

Sarah

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org

Toll-Free: 1-877-682-8772

On Wed, Jan 30, 2013 at 11:33 AM, Karyn Munch <KMunch@patersongroup.ca> wrote:

Good morning,

Could you please conduct a search of your records for the following properties in the City of Ottawa:

321, 325, 343, 345, 353 Dalhousie Street

110, 116 York Street

137, 141, 151 George Street

Thank you very much.

Regards,

Karyn Munch, P.Eng.

patersongroup

Solution Oriented Engineering

154 Colonnade Road South

Ottawa – Ontario – K2E 7J5

Tel: [\(613\) 226-7381 Ext. 219](tel:(613)226-7381)

Fax: [\(613\) 226-6344](tel:(613)226-6344)

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.



File Number: C10-01-13-0033

February 19, 2013

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

Sent via email [KMunch@patersongroup.ca]

Dear Karyn,

**Re: Information Request
321-325 Dalhousie Street and 137-141 George Street, Ottawa, Ontario (“Subject Properties”)**

Internal Department Circulation

The Ottawa Public Health Department has the following information in response to your request for information regarding the Subject Property.

- The Environmental and Health Protection Branch notes that there are outstanding work orders or complaints against the subject property.

The Environmental Services Department has the following information in response to your request for information regarding the Subject Property

- The Sewer Use Program Branch notes that there are Violations of environmental statutes, regulations or by-laws for the subject property. Should you wish further details, please have the Requestor contact Sewer Use Program directly.

The City Clerk and Solicitor Department has the following information in response to your request for information regarding the Subject Property.

- File C10-01-13-0033 (141 George Street) has a Site Plan Control Agreement dated March 8, 1994 between Connie Gail Salomon and The Corporation of the City of Ottawa,

*Shaping our future together
Ensemble, formons notre avenir*

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

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

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

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

registered as Instrument No. N696045 on June 17, 1994. There are no environmental requests in this Agreement.

The Real Estate Partnership and Dev Office has the following information in response to your request for information regarding the Subject Property.

- The Disposals & Environmental Remediation Unit notes that the subject properties are within 500m of former landfill Ur-37 – King Edward and York Streets. The City has no information regarding the current environmental conditions of the site as this former landfill 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 Properties.

A search of the HLUI database revealed the following information:

- There are 3 activities associated with the Subject Properties: Activity Number 12297, 3212 and 3442.

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

- There are 33 activities associated with properties located within 50m of the Subject Properties: Activity Number 12157, 1278, 1464, 14734, 2899, 7544, 11374, 5660, 6550, 13987, 6483, 6500, 8266, 8502, 5177, 11756, 13780, 9162, 12297, 3212, 5307, 7297, 7427, 7663, 10022, 12155, 13141, 13788, 2486, 2845, 1682, 980 and 13933.

Please note that multiple Activity Numbers 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 or on certain properties within 50m of 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 Numbers with a PIN Certainty of "2".

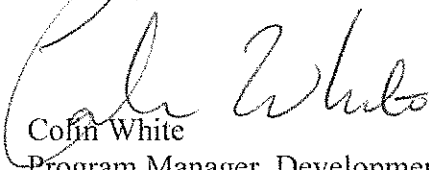
Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance,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

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

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

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

Sincerely,



Colin White
Program Manager, Development Review
Development Review (Suburban Services)
Infrastructure Services and Community Sustainability

Attach: 42

cc: File no. C10-01-13-0033



CITY OF OTTAWA

HLUI ID: __679EVR

AREA (Square Metres): 613.443

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:03

Study Year
1998

PIN
042150102

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 980 Multiple PINS: N
PIN Certainty: 2 Previous Activity ID(s) : 629

Related PINS: 042150102

Name: ABE KLEITERP
Address: YORK STREET, OTTAWA
Facility Type: Waste Materials, Wholesale
Comments 1: 91-93
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

Abe Kleiterp

Year of Operation

c. 1950



CITY OF OTTAWA

HLUI ID: __679GIH

AREA (Square Metres): 4710.685

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:08

Study Year
1998

PIN
042150139

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10022 Multiple PINS: N
PIN Certainty: 1 Previous Activity ID(s) : 2969
Related PINS: 042150139

Name: OTTAWA HIDE COMPANY
Address: YORK STREET, OTTAWA

Facility Type: Other Manufactured Products Industries

Comments 1: Capital Hide & Raw Fur Company Ltd. also listed at this address in M.1920-1930 at the same time as the Ottawa Hide Company.

Comments 2: 78-82

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
332999	171
316110	171
316990	171
334610	399
316210	171
321999	171

Company Name

Ottawa Hide Company

Year of Operation

c. 1920-1930



CITY OF OTTAWA

HLUI ID: __679GIH

AREA (Square Metres): 4710.685

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:08

Study Year
1998

PIN
042150139

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12155

Multiple PINS: N

PIN Certainty: 2

Previous Activity ID(s) : 1030

Related PINS: 042150139

Name: S. LEREILLE CO. LIMITED

Address: YORK STREET, OTTAWA

Facility Type: Other Transportation Equipment Industries

Comments 1: The FIP's from 1912-1956 & M.1922 show hide companies under various names at this site.

Comments 2: 78-86

Generator Number:

Storage Tanks:

HL References 1: FIP1901-22-92,vol2. FIP1912-22-92,vol1. FIP1922-22-92,vol2.; FIP1948-208-92; FIP1956-208-92, M.1922, M.1948, M.1956

HL References 2:

HL References 3:

NAICS	SIC
336990	329
321919	251
321920	251
321112	251
321111	251

Company Name

Year of Operation

S. Lereille Co. Ltd.

c. 1901



CITY OF OTTAWA

HLUI ID: __679GIH

AREA (Square Metres): 4710.685

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:08

Study Year
1998

PIN
042150139

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13141 Multiple PINS: N
 PIN Certainty: 2 Previous Activity ID(s) : 4273
 Related PINS: 042150139

Name: THE JOHN HALLAM HIDE CO.
 Address: YORK STREET, OTTAWA
 Facility Type: Leather and Allied Products Industries
 Comments 1:
 Comments 2: 78-82

Generator Number:

Storage Tanks: 1 UST (gasoline)

HL References 1: M.1922, M.1948, M.1956; FIP1901-22-92,vol2; FIP1912-22-92,vol1; FIP1922-22-92,vol1; FIP1948-208-92; FIP1956-208-92

HL References 2:

HL References 3:

NAICS	SIC
316110	171
493120	479
332999	171
493130	479
321999	171
316210	171
316990	171
493190	479

Company Name

Year of Operation

Norman Kizell Co.	c. 1948-1956
The John Hallam Hide Co.	c. 1912
Capital Hide & Raw Fur Co. Ltd./Ottawa Hide Company	c. 1920-1930



CITY OF OTTAWA

HLUI ID: __679GIH

AREA (Square Metres): 4710.685



Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:08

Study Year
1998

PIN
042150139

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13788

Multiple PINS: N

PIN Certainty: 1

Previous Activity ID(s) : 1032

Related PINS: 042150139

Name: UNNAMED CARBONATED DRINK FACTORY

Address: 109 GEORGE STREET, OTTAWA

Facility Type: Soft Drink Industry

Comments 1: FIP1912 shows 109-113 George as a movie theatre. M.1920 & FIP1922 shows government offices.

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-22-92,vol2. FIP1912-22-92,vol1. FIP1922-22-92,vol1. M.1920.

HL References 2:

HL References 3:

NAICS SIC

312120 111

Company Name

Year of Operation

Unnamed Beverage Factory

c. 1901



CITY OF OTTAWA

HLUI ID: __679GIH

AREA (Square Metres): 4710.685

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:08

Study Year
1998

PIN
042150139

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 2845 Multiple PINS: N
 PIN Certainty: 2 Previous Activity ID(s) : 3769
 Related PINS: 042150139

Name: CARTIER COAL CO. LIMITED
 Address: 107 GEORGE STREET, OTTAWA
 Facility Type: Railway Transport and Related Service Industries

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
416310	563
482113	453
324190	361
482112	453
324110	361
483116	453
444120	563
416340	563
444110	563
444190	563
488210	453
416320	563
482114	453

Company Name

Cartier Coal Co. Ltd.

Year of Operation

c. 1930



CITY OF OTTAWA

HLUI ID: __679FST

AREA (Square Metres): 1624.570

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:12

Study Year
1998

PIN
042140129

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 6483 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 380

Related PINS: 042140129

Name: J. O. LEBLANC FURNITURE
Address: RIDEAU STREET, OTTAWA
Facility Type: Household Furniture Industries
Comments 1: 179 to 181
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-68,vol2. FIP1912-18-68,vol1. FIP1922-18-68,vol1. M.1899.

HL References 2:

HL References 3:

NAICS	SIC
337126	261
337121	261
337123	261

Company Name

J. O. LeBlanc Furniture

Year of Operation

c. 1901



CITY OF OTTAWA

HLUI ID: __679D1T

AREA (Square Metres): 399.828

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:16

Study Year
1998

PIN
042140130

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5177 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042140130

Name: EDELSON'S JEWELLERS

Address: 379 DALHOUSIE STREET, OTTAWA

Facility Type: Jewellery Stores and Watch and Jewellery Repair Shops

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
448310	0

Company Name

EDELSON'S JEWELLERS

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679D1T

AREA (Square Metres): 399.828

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:16

Study Year
1998

PIN
042140130

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6483 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 380

Related PINS: 042140129

Name: J. O. LEBLANC FURNITURE
Address: RIDEAU STREET, OTTAWA
Facility Type: Household Furniture Industries
Comments 1: 179 to 181
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-68,vol2. FIP1912-18-68,vol1. FIP1922-18-68,vol1. M.1899.

HL References 2:

HL References 3:

NAICS	SIC
337126	261
337121	261
337123	261

Company Name

J. O. LeBlanc Furniture

Year of Operation

c. 1901



CITY OF OTTAWA

HLUI ID: __679F47

AREA (Square Metres): 2492.354

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:20

Study Year
1998

PIN
042140131

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13987 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042140131

Name: TRUDEL HOME HARDWARE

Address: 140 GEORGE STREET,

Facility Type: Lumber and Building Materials, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
444130	0
444120	0

Company Name

Year of Operation

TRUDEL HOME HARDWARE

c. 2001

TRUDEL HOME HARDWARE

c. 2005



CITY OF OTTAWA

HLUI ID: __679F47

AREA (Square Metres): 2492.354

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:20

Study Year
1998

PIN
042140131

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6483 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 380

Related PINS: 042140129

Name: J. O. LEBLANC FURNITURE
Address: RIDEAU STREET, OTTAWA
Facility Type: Household Furniture Industries
Comments 1: 179 to 181
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-68,vol2. FIP1912-18-68,vol1. FIP1922-18-68,vol1. M.1899.

HL References 2:

HL References 3:

NAICS	SIC
337126	261
337121	261
337123	261

Company Name

J. O. LeBlanc Furniture

Year of Operation

c. 1901



CITY OF OTTAWA

HLUI ID: __679F47

AREA (Square Metres): 2492.354

Report: RPTC_OT_DEV0122
Run On: 08 Feb 2013 at: 16:24:20

Study Year
1998

PIN
042140131

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6500 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 1018

Related PINS: 042140131

Name: JAS D. NADON
Address: 142 GEORGE STREET, OTTAWA
Facility Type: Motor Vehicle Repair Shops

Comments 1:
Comments 2:

Generator Number:

Storage Tanks:

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

HL References 2:

HL References 3:

NAICS	SIC
811112	635
811121	635
811119	635

Company Name

Jas D. Nadon

Year of Operation

c. 1940



CITY OF OTTAWA

HLUI ID: __679F47

AREA (Square Metres): 2492.354

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:20

Study Year
1998

PIN
042140131

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8266 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 3216

Related PINS: 042140131

Name: MAJESTIC CLEANERS

Address: 195 RIDEAU STREET, OTTAWA

Facility Type: Laundries and Cleaners

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

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

HL References 2:

HL References 3:

NAICS	SIC
812330	972
561740	972
812310	972
812320	972

Company Name

Majestic Cleaners

Year of Operation

c. 1960-1970



CITY OF OTTAWA

HLUI ID: __679F47

AREA (Square Metres): 2492.354

Report: RPTC_OT_DEV0122
Run On: 08 Feb 2013 at: 16:24:20

Study Year
1998

PIN
042140131

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8502 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 2936
 Related PINS: 042140131
 Name: LEOPOLD BRASSEUR
 Address: 196 RIDEAU STREET, OTTAWA
 Facility Type: Hardware, Paint, Glass and Wallpaper Stores (paint storage)
 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
444130	653
444210	653

Company Name	Year of Operation
Leopold Brasseur	c. 1940-1950



CITY OF OTTAWA

HLUI ID: __679EPU

AREA (Square Metres): 581.268

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:26

Study Year
1998

PIN
042140165

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11374 Multiple PINS: N
PIN Certainty: 2 Previous Activity ID(s) : 5055
Related PINS: 042140165

Name: PRINTING BUREAU
Address: 154 GEORGE STREET, OTTAWA
Facility Type: Interior and Finishing Work
Comments 1: M. 1955 - lists Firestone Tire & Rubber Co. Ltd., warehouse
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1948, M.1955; FIP1901-18-68,vol2; FIP1912-18-68,vol1; FIP1922-18-68,vol1; FIP1948-209-68,vol2;
FIP1956-209-68,vol2.

HL References 2:

HL References 3:

NAICS	SIC
238350	427
238340	427
238320	427

Company Name

Printing Bureau

Year of Operation

c. 1948



CITY OF OTTAWA

HLUI ID: __679EPU

AREA (Square Metres): 581.268

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:26

Study Year
1998

PIN
042140165

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6500 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 1018

Related PINS: 042140131

Name: JAS D. NADON
Address: 142 GEORGE STREET, OTTAWA
Facility Type: Motor Vehicle Repair Shops

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

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

HL References 2:

HL References 3:

NAICS	SIC
811112	635
811121	635
811119	635

Company Name

Jas D. Nadon

Year of Operation

c. 1940



CITY OF OTTAWA

HLUI ID: __679C76

AREA (Square Metres): 263.018

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:29

Study Year
1998

PIN
042140116

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12297 Multiple PINS: Y

PIN Certainty: 2 Previous Activity ID(s) : 989

Related PINS: 042140116

Name: ROBERT TIRE AND BATTERY CO.

Address: DALHOUSIE STREET, OTTAWA

Facility Type: Motor Vehicle Parts and Accessories, Wholesale

Comments 1:

Comments 2: 339 to 341

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
811121	635
415210	552
415290	552
811112	635
811119	635

Company Name

Robert Tire and Battery Co.

Year of Operation

c. 1940



CITY OF OTTAWA

HLUI ID: __679C76

AREA (Square Metres): 263.018

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:29

Study Year
1998

PIN
042140116

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3212 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 460

Related PINS: 042140116

Name: CLAUDE MACHINE WORKS CO.
Address: 339 DALHOUSIE STREET, OTTAWA
Facility Type: Machine Shop Industry

Comments 1:
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1921.

HL References 2:

HL References 3:

NAICS	SIC
332710	308
336350	308
336310	308
333619	308

Company Name

Claude Machine Works Co.

Year of Operation

c. 1922



CITY OF OTTAWA

HLUI ID: __679C76

AREA (Square Metres): 263.018

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:29

Study Year
1998

PIN
042140116

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3442 Multiple PINS: N
PIN Certainty: 2 Previous Activity ID(s) : 987
Related PINS: 042140116

Name: CHAMPLAIN OIL PRODUCTS LIMITED
Address: 337 DALHOUSIE STREET, OTTAWA

Facility Type: Motor Vehicle Repair Shops

Comments 1: Taxi company at this location in 1950, Sunlight Taxi M. 1955 - lists Romeo Gregoire service station M. 1948 - lists Champlain Garage FIP1901 - FIP1922 - no listing

Comments 2:

Generator Number:

Storage Tanks: 2 UST - gasoline, located end to end, parallel to front (east) side of building

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1955; FIP1901-18-67,vol2; FIP1912-18-67,vol1; FIP1922-18-67,vol1; FIP1948-209-67; FIP1956-209-67,vol2.

HL References 2:

HL References 3:

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

Company Name	Year of Operation
Super Service Gas & Oil Co.	c. 1930
Champlain Oil Products Ltd.	c. 1940-1948
Champlain Garage	c. 1948
Romeo Gregoir Garage/Sunlight Taxi	c. 1955-1956



CITY OF OTTAWA

HLUI ID: __679EGH

AREA (Square Metres): 1015.428

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:33

Study Year
1998

PIN
042140120

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 13933 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 301

Related PINS: 042140113

Name: UNNAMED JUNK YARD
Address: YORK STREET, OTTAWA
Facility Type: Waste Materials, Wholesale
Comments 1: 110 - 116
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1912-18-67,vol1, FIP1922-18-67,vol1, FIP1948-209-67, M.1948.

HL References 2:

HL References 3:

NAICS	SIC
415310	591
418190	591
418110	591

Company Name

Unnamed Junk Yard

Year of Operation

c. 1948



CITY OF OTTAWA

HLUI ID: __670H2D

AREA (Square Metres): 557.666

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:38

Study Year
1998

PIN
042140117

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12297 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 989

Related PINS: 042140116

Name: ROBERT TIRE AND BATTERY CO.
Address: DALHOUSIE STREET, OTTAWA
Facility Type: Motor Vehicle Parts and Accessories, Wholesale
Comments 1:
Comments 2: 339 to 341

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
811121	635
415210	552
415290	552
811112	635
811119	635

Company Name

Robert Tire and Battery Co.

Year of Operation

c. 1940



CITY OF OTTAWA

HLUI ID: __670H2D

AREA (Square Metres): 557.666

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:38

Study Year
1998

PIN
042140117

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3212 Multiple PINS: Y
 PIN Certainty: 2 Previous Activity ID(s) : 460
 Related PINS: 042140116

Name: CLAUDE MACHINE WORKS CO.
 Address: 339 DALHOUSIE STREET, OTTAWA
 Facility Type: Machine Shop Industry

Comments 1:
 Comments 2:
 Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1921.

HL References 2:

HL References 3:

NAICS	SIC
332710	308
336350	308
336310	308
333619	308

Company Name

Claude Machine Works Co.

Year of Operation

c. 1922



CITY OF OTTAWA

HLUI ID: __670H2D

AREA (Square Metres): 557.666

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:38

Study Year
1998

PIN
042140117

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5307 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 373
Related PINS: 042140117

Name: F. & G. LOW MACHINISTS
Address: 349 DALHOUSIE STREET, OTTAWA
Facility Type: Machine Shop Industry

Comments 1:
Comments 2:
Generator Number:

Storage Tanks:
HL References 1: FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1899.
HL References 2:
HL References 3:

NAICS	SIC
332710	308
333619	308
336350	308
336310	308

Company Name

F. & G. Low Machinists

Year of Operation

c. 1901-1912



CITY OF OTTAWA

HLUI ID: __670H2D

AREA (Square Metres): 557.666

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:38

Study Year
1998

PIN
042140117

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7297 Multiple PINS: Y
 PIN Certainty: 2 Previous Activity ID(s) : 3755
 Related PINS: 042140117

Name: IMPERIAL OIL LIMITED
 Address: 349 DALHOUSIE STREET, OTTAWA
 Facility Type: Gasoline Service Stations
 Comments 1: 1900 - 1910 - machinist
 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

Imperial Oil Ltd.

Year of Operation

c. 1930



CITY OF OTTAWA

HLUI ID: __670H2D

AREA (Square Metres): 557.666

Report: RPTC_OT_DEV0122
Run On: 08 Feb 2013 at: 16:24:38

Study Year
1998

PIN
042140117

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7427 Multiple PINS: Y
 PIN Certainty: 2 Previous Activity ID(s) : 462
 Related PINS: 042140117
 Name: JOS P. TIGHE PRINTER
 Address: 347 DALHOUSIE STREET, OTTAWA
 Facility Type: Commercial Printing Industries
 Comments 1:
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1: M.1900, ,M.1910, M.1920, M.1930, M.1940, M.1950; FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1921.
 HL References 2:
 HL References 3:

NAICS	SIC
323119	281
323116	281
323115	281
323114	281

Company Name	Year of Operation
Jos P. Tighe Printer	c. 1920-1922



CITY OF OTTAWA

HLUI ID: __670H2D

AREA (Square Metres): 557.666

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:38

Study Year
1998

PIN
042140117

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7663 Multiple PINS: Y

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042140117

Name: M GOOD TAILOR

Address: 343 DALHOUSIE STREET, OTTAWA

Facility Type: Recreational Vehicle Dealers (where servicing is present)

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC

811490 0

Company Name

M GOOD TAILOR

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679GJB

AREA (Square Metres): 5084.218

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:42

Study Year
1998

PIN
042140122

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 12157 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 463
Related PINS: 042140122

Name: S.J. MAJOR LIMITED WHOLESALE GROCERS
Address: YORK STREET, OTTAWA
Facility Type: Other Storage and Warehousing Industries
Comments 1: M.1921 lists as 126-132 York St.
Comments 2: 126 to 136

Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1921.

HL References 2:

HL References 3:

NAICS	SIC
493120	479
811121	635
493130	479
811119	635
493190	479
811112	635

Company Name

S.J. Major Ltd. Wholesale Grocers

Year of Operation

c. 1912-1922



CITY OF OTTAWA

HLUI ID: __679GJB

AREA (Square Metres): 5084.218

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:42

Study Year
1998

PIN
042140122

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1278 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042140122

Name: BAOBAB PRODUCTIONS INC.

Address: 126 YORK STREET,

Facility Type: Motion Picture Laboratories and Video Production Facilities

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
512110	0

Company Name	Year of Operation
BAOBAB PRODUCTIONS INC.	c. 2005
BAOBAB PRODUCTIONS INC.	c. 2001
SOUND VENTURE PRODUCTIONS	c. 2005
SOUND VENTURE PRODUCTIONS	c. 2001



CITY OF OTTAWA

HLUI ID: __679GJB

AREA (Square Metres): 5084.218

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:42

Study Year
1998

PIN
042140122

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 1464 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042140122

Name: AVIATION PUBLISHERS CO LIMITED

Address: 126 YORK STREET, OTTAWA

Facility Type: Combined Publishing and Printing Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC

511130 0

Company Name

Year of Operation

AVIATION PUBLISHERS CO LIMITED

c. 2001



CITY OF OTTAWA

HLUI ID: __679GJB

AREA (Square Metres): 5084.218

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:42

Study Year
1998

PIN
042140122

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7544 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 042140122

Name: LABATT BREWERIES ONTARIO

Address: 126 YORK STREET,

Facility Type: Soft Drink Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS SIC

312120 0

Company Name

LABATT BREWERIES ONTARIO

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __670H18

AREA (Square Metres): 429.097

Report: RPTC_OT_DEV0122

Run On: 08 Feb 2013 at: 16:24:46

Study Year
1998

PIN
042140118

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 11756 Multiple PINS: N
 PIN Certainty: 2 Previous Activity ID(s) : 1707
 Related PINS: 042140118
 Name: RIDEAU PRINTERS LIMITED
 Address: 127 GEORGE STREET, OTTAWA
 Facility Type: Commercial Printing Industries
 Comments 1: FIP1901 - FIP1922 - not listed M. 1948 - lists a funeral director M. 1955 - lists @ # 127 Unit 3
 Comments 2: #3 and #4
 Generator Number:
 Storage Tanks:
 HL References 1: M.1948, M.1955, M.1958, M.1960, M.1961, M.1964, M.1970, M.1980; S.1958, S.1961, S.1964, S.1965;
 FIP1901-18-67,vol2; FIP1912-18-67,vol1; FIP1922-18-67,vol1; FIP1948-209-67; FIP1956-209-67,vol2.
 HL References 2:
 HL References 3:

NAICS	SIC
323115	281
323114	281
323116	281
323119	281

Company Name	Year of Operation
Rideau Printers Ltd.	c. 1948-1965



CITY OF OTTAWA

HLUI ID: __670H18

AREA (Square Metres): 429.097

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:46

Study Year
1998

PIN
042140118

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13780 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 376
 Related PINS: 042140118
 Name: UNNAMED BARREL MAKER
 Address: 355 DALHOUSIE STREET, OTTAWA
 Facility Type: Other Wood Industries
 Comments 1:
 Comments 2:
 Generator Number:
 Storage Tanks:
 HL References 1: FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1899.
 HL References 2:
 HL References 3:

NAICS	SIC
337920	259
321216	259
321114	259
321217	259

Company Name

Unnamed Barrel Maker

Year of Operation

c. 1901-1912



CITY OF OTTAWA

HLUI ID: __670H18

AREA (Square Metres): 429.097

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:46

Study Year
1998

PIN
042140118

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5307 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 373

Related PINS: 042140117

Name: F. & G. LOW MACHINISTS
Address: 349 DALHOUSIE STREET, OTTAWA
Facility Type: Machine Shop Industry

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1899.

HL References 2:

HL References 3:

NAICS	SIC
332710	308
333619	308
336350	308
336310	308

Company Name

F. & G. Low Machinists

Year of Operation

c. 1901-1912



CITY OF OTTAWA

HLUI ID: __670H18

AREA (Square Metres): 429.097

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:46

Study Year
1998

PIN
042140118

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7297 Multiple PINS: Y
PIN Certainty: 2 Previous Activity ID(s) : 3755

Related PINS: 042140117

Name: IMPERIAL OIL LIMITED
Address: 349 DALHOUSIE STREET, OTTAWA

Facility Type: Gasoline Service Stations

Comments 1: 1900 - 1910 - machinist

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

Imperial Oil Ltd.

Year of Operation

c. 1930



CITY OF OTTAWA

HLUI ID: __670H18

AREA (Square Metres): 429.097

Report:

RPTC_OT_DEV0122

Run On:

08 Feb 2013 at: 16:24:46

Study Year
1998

PIN
042140118

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7427

Multiple PINS: Y

PIN Certainty: 2

Previous Activity ID(s) : 462

Related PINS: 042140117

Name: JOS P. TIGHE PRINTER

Address: 347 DALHOUSIE STREET, OTTAWA

Facility Type: Commercial Printing Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1950; FIP1901-18-67,vol2. FIP1912-18-67,vol1. FIP1922-18-67,vol1. M.1921.

HL References 2:

HL References 3:

NAICS	SIC
323119	281
323116	281
323115	281
323114	281

Company Name

Jos P. Tighe Printer

Year of Operation

c. 1920-1922



CITY OF OTTAWA

HLUI ID: __670H18

AREA (Square Metres): 429.097

Report: RPTC_OT_DEV0122
Run On: 08 Feb 2013 at: 16:24:46

Study Year
1998

PIN
042140118

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9162 Multiple PINS: N
PIN Certainty: 2 Previous Activity ID(s) : 165
Related PINS: 042140118

Name: MEDERIC A. LANDERVILLE
Address: 351 DALHOUSIE STREET, OTTAWA
Facility Type: Gasoline Service Stations
Comments 1: FIP1901 - FIP1922 - not listed
Comments 2:

Generator Number:

Storage Tanks: 3 UST - gasoline, located perpendicular to front of building

HL References 1: M.1900, M.1910, M.1920, M.1930, M.1940, M.1948, M.1950, M.1955; FIP1901-18-67,vol2; FIP1912-18-67,vol1; FIP1922-18-67,vol1; FIP1948-209-67; FIP1956-209-67,vol2.

HL References 2:

HL References 3:

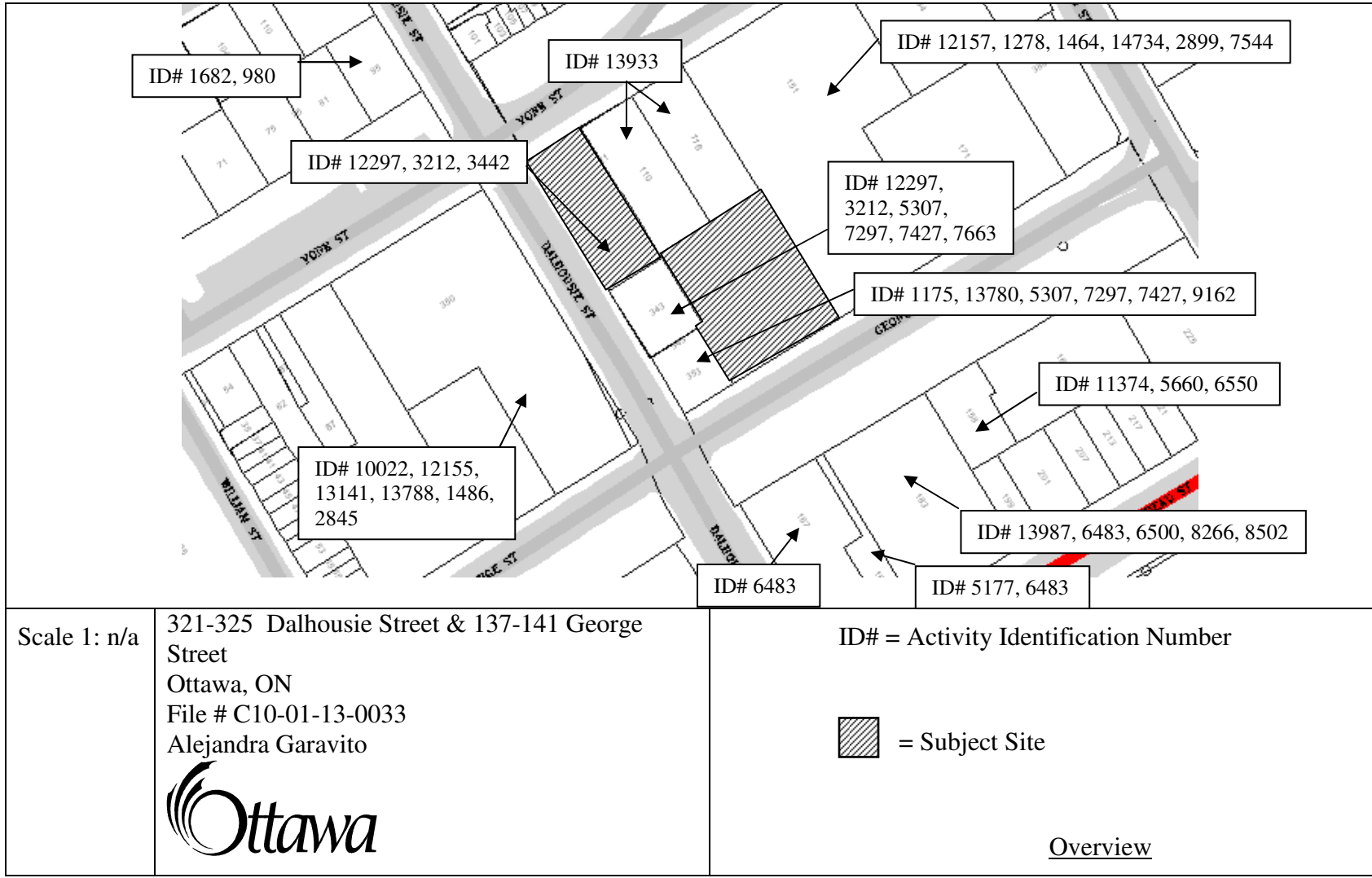
NAICS	SIC
811119	635
447190	633
811121	635
447110	633
811199	633
811112	635

Company Name

Mederic A. Landerville

Year of Operation

c. 1940-1956




Scale 1: n/a

321-325 Dalhousie Street & 137-141 George Street
 Ottawa, ON
 File # C10-01-13-0033
 Alejandra Garavito



ID# = Activity Identification Number

 = Subject Site

Overview

Well ID Number: 7135252

Well Audit Number: Z106954

Well Tag Number: A032223

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

<i>Address of Well Location</i>	<i>Township</i>	<i>Lot</i>	<i>Concession</i>
360 KING EDWARD AVENUE	Ottawa City		
<i>County/District/Municipality</i>	<i>City/Town/Village</i>	<i>Province</i>	<i>Postal Code</i>
OTTAWA-CARLETON	Ottawa	ON	n/a
<i>UTM Coordinates</i>	<i>Municipal Plan and Sublot Number Other</i>		
NAD83 — Zone 18			
Easting: 446250			
Northing: 5030947			

Overburden and Bedrock Materials Interval

<i>General Colour</i>	<i>Most Common Material</i>	<i>Other Materials</i>	<i>General Description</i>	<i>Depth</i>	
				<i>From</i>	<i>To</i>
	FILL	SAND	CLAY	0 ft	2 ft
GREY	CLAY	SAND	SLTY	2 ft	7 ft
GREY	TILL	SAND	SILT	7 ft	9 ft
	LMSN	ROCK		9 ft	12.95 ft

Results of Well Yield Testing

Annular Space/Abandonment Sealing Record				<i>After test of well yield, water was</i>	<i>Draw Down</i>	<i>Recovery</i>
<i>Depth</i>	<i>Type of Sealant Used</i>		<i>Volume</i>		<i>Time Water</i>	<i>Time Water</i>
<i>From</i>	<i>To</i>	<i>(Material and Type)</i>	<i>Placed</i>	<i>If pumping discontinued, give reason</i>	<i>(min) level</i>	<i>(min) level</i>
0 ft	9.6 ft	BENTONITE PELLETS & HOLEPLUG			SWL	
9.6 ft	12.95 ft	FILTER SAND		<i>Pump intake set at</i>	1	
				<i>Pumping Rate</i>	2	
				<i>Duration of Pumping</i>	3	
				<i>Final water level</i>	4	
				<i>If flowing give rate</i>	5	
				<i>Recommended pump depth</i>	10	
				<i>Recommended pump rate</i>	15	
				<i>Well Production</i>	20	
				<i>Disinfected?</i>	25	
					30	
					40	
					45	
					50	

Method of Construction Well Use

Diamond

Status of Well

Test Hole

Construction Record - Casing

<i>Inside Diameter</i>	<i>Open Hole OR material</i>	<i>Depth</i>	<i>From</i>	<i>To</i>	<i>Recommended pump depth</i>
3.5 inch	PLASTIC	0 ft	9.9 ft		25
					30
					40

Construction Record - Screen

<i>Outside Diameter</i>	<i>Material</i>	<i>Depth</i>	<i>From</i>	<i>To</i>	<i>Well Production</i>
4.1 inch	PLASTIC	9.9 ft	12.95 ft		45
					50

60

Well Contractor and Well Technician Information

Well Contractor's Licence Number 6964

Water Details

Water Found at Depth Kind

Hole Diameter

Depth		Diameter
From	To	
0 ft	9.1 ft	7.5 inch
9.1 ft	12.95 ft	5.6 inch

Audit Number: Z106954

Date Well Completed: November 24, 2009

Date Well Record Received by MOE: December 03, 2009

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

POSITION

Intermediate Environmental Engineer

EDUCATION

Carleton University, B.Eng. 2002
Environmental Engineering

MEMBERSHIPS AND AWARDS

Professional Engineers of Ontario
Ottawa Geotechnical Society

EXPERIENCE

2011-present

Paterson Group Inc.
Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2009-2010

Department of Indian and Northern Affairs
Contaminated Sites Division
Environment Officer (PC-02)

2003 to 2009

Paterson Group Inc.
Consulting Engineers
Geotechnical and Environmental Division
Intermediate Engineer

2002 to 2003

Dessau Soprin Inc.
Consulting Engineers
Environmental Division
Junior Engineer

SELECT LIST OF PROJECTS

Billings-Hurdman Interconnect Watermain - Ottawa
Telus Building Remediation - Ottawa
Block D Lands Remediation and Redevelopment – Kingston
Alcan Plant Redevelopment - Kingston
Gladstone Avenue Reconstruction - Ottawa
Lees Avenue Coal Tar Site - City of Ottawa
Nortel Networks Environmental Monitoring Program
3W Zone Feedermain – Ottawa
Bank Street Reconstruction – Ottawa
Lees Avenue Remediation Program – Ottawa
Colonnade Road North Development – Ottawa
Montreal Road Reconstruction – Ottawa
Designated Substance Surveys – Residential and Commercial Sites - Ottawa
Phase I & II Environmental Site Assessments – Residential, Commercial and Industrial Sites – Ottawa (CSA Z768-01 and O.Reg 269/11)
Brownfields Applications and Records of Site Condition – Residential and Commercial Redevelopment

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

POSITION

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

EDUCATION

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

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

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

SELECT LIST OF PROJECTS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Science

Hydrogeology

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa