

September 3, 2019  
File: PE4710-LET.01

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Attention: **Mr. Kevin Harper**

[www.patersongroup.ca](http://www.patersongroup.ca)

Subject: **Phase I - Environmental Site Assessment Update**  
**178, 180, 182 and 200 Isabella Street and 205 Pretoria Avenue**  
**Ottawa, Ontario**

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment Update (Phase I ESA Update) for the aforementioned properties. This report updates a Phase I ESA report entitled, "Phase I Environmental Site Assessment, 178, 180, 182 and 200 Isabella Street, Ottawa, Ontario," completed by Paterson, dated October 24, 2016, and is intended to meet the requirements of a Phase I ESA, as per O.Reg. 153/04, as amended, under the Environmental Protection Act. This report is to be read in conjunction with the previous Phase I ESA report (PE3895-REP.01).

## Site Information

The Phase I Property is located on the south side of Isabella Street and the north side of Pretoria Avenue, between Bank Street and O'Connor Street, in Ottawa, Ontario. One (1) residential dwelling occupies the subject site, at 205 Pretoria Avenue, which is situated in a residential zone and municipally serviced area. The properties along Isabella Street are vacant.

## Records Review

### Phase I ESA Study Area Determination

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

## **First Developed Use Determination**

According to the city directories, the addresses constituting the subject site were first listed in the 1890s. For the purposes of this report, and based on the above information, the Phase I Property is considered to have been first developed with residential buildings circa 1890.

## **Previous Environmental Reports**

- “Phase I - Environmental Site Assessment, 178, 180, 182 and 200 Isabella Street, Ottawa, Ontario”, prepared by Paterson Group, dated October 24, 2016.

Based on the historical review of the aforementioned Phase I-ESA report, the subject site was first developed with residential dwellings in the 1890s. Neighbouring land use in the area consisted primarily of residential dwellings. A tinsmith was identified at the rear of 186 Isabella Street in the 1956 Fire Insurance Plans and a heating service contractor was identified in the City Directories and Historic Land Use Inventory on 182 Isabella Street. These on-site Potentially Contaminating Activities were identified as Areas of Potential Environmental Concern. To the north, across Isabella Street, a former rail line and associated buildings were identified on the FIPs. These PCAs were also considered to represent APECs on the Phase I Property. The buildings on the subject site were demolished early in 2016.

Following the historical review, a site visit was conducted. No potential environmental concerns were noted with the use of the site or adjacent lands. Based on the historic uses of the Phase I Property and railway lands to the north, a Phase II-ESA was recommended.

- “Phase II - Environmental Site Assessment, 178, 180, 182 and 200 Isabella Street, Ottawa, Ontario”, prepared by Paterson Group, dated November 7, 2016.

Based on the results of the Phase I-ESA report, a Phase II ESA was carried out for the properties on Isabella Street. Three (3) boreholes were placed on the Phase II Property and instrumented with groundwater monitoring wells. Site soils consisted of a layer of fill material, including demolition debris in former building locations, which was underlain by native silty clay. Based on the screening results, samples were selected for testing of metals and/or BTEX/PHC parameters. Based on the analytical results, the soil on the subject site was in compliance with the MECP Table 3 Commercial and Residential standards.

Groundwater samples were collected from the monitoring wells and analyzed for BTEX/PHCs and PAHs. No parameters were detected in the groundwater samples

analysed. Based on the analytical groundwater results the groundwater on the subject site has not been impacted by the past activities of the subject site or adjacent properties.

### **Plan of Survey**

A plan of survey for 178 and 200 Isabella Street, prepared by Farley, Smith and Murray Surveying Ltd., was reviewed as part of this assessment. The survey plan is dated March 25, 1985 and shows the subject site as occupied by an office building at 200 Isabella Street, a second building at 182 Isabella Street, and parking at 178 Isabella Street. No buildings are indicated on the lots along Pretoria Avenue.

### **Environment Canada**

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on August 16, 2019. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

### **Ministry of the Environment, Conservation and Parks (MECP) Instruments**

A request was submitted to the MECP Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site, as a part of the original Phase I ESA. The response from the MECP did not identify any environmental concerns.

### **MECP Submissions**

A request was submitted as part of the 2016 Phase I ESA to the MECP FOI office for information with respect to reports related to environmental conditions for the property. The response from the MECP did not identify any environmental concerns.

### **MECP Incident Reports**

A request was submitted as part of the 2016 Phase I ESA to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. The response from the MECP did not identify any reports.

### **MECP Waste Management Records**

A request was submitted to the MECP FOI office for information with respect to waste management records as part of the 2016 Phase I ESA. The response from the MECP did not identify any environmental concerns.

### **MECP Coal Gasification Plant Inventory**

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No Municipal Coal Gasification Plant Sites are located within the Phase I study area.

### **MECP Brownfields Environmental Site Registry**

A search of the MECP Brownfields Environmental Site Registry (ESR) was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property or properties in the Phase I study area.

### **MECP Waste Disposal Site Inventory**

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. There is one former waste disposal site (Site X1102), located 150 m downgradient from the subject site at Patterson Creek Park/Central Park. Based on the separation distance and orientation, this former waste site is not considered to generate an APEC on the Phase I Property.

### **Technical Standards and Safety Authority (TSSA)**

The TSSA, Fuels Safety Branch in Toronto, was contacted electronically on August 14, 2019. A response from the TSSA indicated that there are no records for the subject or neighbouring properties.

### **City of Ottawa Landfill Document**

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. Patterson Creek Park and Central Park (Ur-22) is a former landfill in the City of Ottawa Landfill document. This landfill closed before 1924 and was owned by the City of Ottawa. Based on the separation distance and age of the former landfill, it is not considered to represent an APEC to the subject site.

### **City of Ottawa Historical Land Use Inventory (HLUI)**

A request for information from the City of Ottawa's Historical Land Use Inventory (HLUI) database was submitted as part of the original 2016 Phase I ESA. Since the original Phase I ESA was issued, no changes have been made to the HLUI database. One (1)

activity identified by the HLUI is considered to present a concern to the subject site: George P. Harris Limited, which operated at 182 Isabella Street circa 1960 to 1970 as part of the heating equipment industry.

### **Aerial Photographs**

The most recent aerial photograph reviewed in the previous report was taken in 2014. An aerial photograph from 2017 was reviewed as part of the current Phase I ESA Update for the properties on Isabella Street. The 2017 photograph shows that the residential apartment building formerly at 200 Isabella Street has been demolished. Aerial photographs from 1928 to 2017 were reviewed for the property addressed 205 Pretoria Avenue. The property was occupied by a residential dwelling in 1928, and no apparent changes to the property have ever been made.

### **Physiographic Maps**

The Ontario Geological Survey publication 'The Physiography of Southern Ontario, Third Edition' was reviewed as a part of this assessment. According to the publication and attached mapping, the site is situated within the Ottawa Valley Clay Plains physiographic region, described as "clay plains interrupted by ridges of rock or sand". Mapping shows the subject site as situated on an area of shallow glacial till and rock ridges.

### **Site Reconnaissance**

The Phase I - ESA Update site visit was conducted on August 13, 2019, by Paterson personnel from the environmental division. Ms. Marie Chenier, a representative of the owner of the subject property, was interviewed at the time of the site assessment. Ms. Chenier indicated that the interior of the building at 205 Pretoria Avenue was renovated approximately 15 years ago, and she is not aware of any potential environmental concerns regarding the subject site or neighbouring lands.

### **Exterior Assessment**

The site is occupied by a two-storey residential dwelling at 205 Pretoria Avenue, which is currently used as office space by Cinnamon Toast New Media Inc. The building is finished in vinyl siding with a sloped and shingled roof. An asphalt and gravel covered driveway is present along the eastern side of the structure, and the rear is gravel covered and used for parking. The properties along Isabella Street are vacant; 178 Isabella Street and the western half of 200 Isabella Street is paved, while the remainder of 200, as well as 182 and 180 Isabella Street, are covered with fill material with sparse vegetation. Fill material at the Isabella Street addresses is considered to be a PCA and APEC.

The site topography is slightly above the grade of Isabella Street and Pretoria Avenue, with no significant directional slopes. Site drainage is primarily sheet flow onto Isabella Street and Pretoria Avenue. Regional topography slopes downwards a southerly direction towards the Rideau River (Patterson Creek).

No evidence of an underground or above ground storage tank was observed on the exterior of the subject property. No potential environmental concerns were identified on the exterior of the subject site at the time of the assessment.

No evidence of current or former railway or spur lines on the subject site were observed at the time of the site inspection. There were no fuels, chemicals or unidentified substances observed on the Phase I Property. It should be noted that the Phase I Property remains unchanged since the 2016 Phase I ESA.

### **Interior Assessment**

The floors in the building consisted of laminate, wood, and ceramic. The walls consisted of drywall (possibly some plaster) and stone (basement foundations). The ceilings consisted of drywall, ceiling stipple, and suspended ceiling tiles. Lighting throughout the buildings was provided by fluorescent fixtures.

No evidence of a former AST was observed on the interior of the subject building. A cleanout and chimney were observed in the basement, but no hydrocarbon stains or odours were noted. No sump pits were noted in the building. No potential environmental concerns were identified in the interior of the subject building at the time of the assessment.

### **Neighbouring Properties**

Land use adjacent to the subject site was as follows:

- North – Isabella Street, followed by Highway 417;
- East – Residential dwellings (on Pretoria Avenue) and commercial buildings (on Isabella Street), followed by O'Connor Street;
- South – Pretoria Avenue, followed by residential dwellings;
- West – Residential dwellings followed by a Clocktower Brew Pub restaurant (on Pretoria Avenue) and a furniture store (on Isabella Street), followed by Bank Street.

The current uses of the adjacent properties were not considered to pose an environmental concern to the subject site. Current land use in the Phase I Study area is illustrated on Drawing: PE4710-2 – Surrounding Land Use Plan.

## Review and Evaluation of Information

### Land Use History

The following table indicates the current and past uses of the site as well as associated potentially contaminating activities dating back to the first developed use of the site. Information included in the table is based on information provided by Chains of Title, Fire Insurance Plans, City of Ottawa directories, and aerial photographs obtained during the completion of the 2016 Phase I ESA.

<b>Table 1: Land Use History</b>			
<b>Time Period</b>	<b>Land Use - Owner</b>	<b>Potentially Contaminating Activities</b>	<b>Areas of Potential Environmental Concern</b>
<b>178 Isabella Street</b>			
Prior to 1891	Vacant or Residential	None	None
1891-1952	Residential – private owners	None	None
1952-1960	Commercial - Welch and Johnston Ltd.	None	None
1960-1962	Commercial – Geo. P. Harris Ltd.	Yes - Fuel Oil Contractor	Yes
1962-1964	Commercial – Freedman Realty Company Ltd.	None	None
1964-2016	Vacant - Industrial Life Insurance Company	None	None
2016-present	Vacant	None	None
<b>180 Isabella Street</b>			
Prior to 1891	Vacant or Residential	None	None
1891-1962	Residential and/or commercial – private owners, including Thomson Brothers heating contractor (1960 directories)	Yes – Heating Contractor business	Yes
1962-1972	Vacant – Geo. P. Harris Ltd., Murdock’s Farm Service Ltd.	Yes - Fuel Oil Contractor	Yes
1972-1973	Vacant, parking - Gulf Oil Canada Ltd.	Yes - Fuel Oil Contractor	Yes
1973-1982	Vacant, parking – private owners	None	None
1982-2004	Vacant, parking Private owners	None	None
2004-2012	Vacant, parking - 1514509 Ontario Inc.	None	None
2012-2016	Vacant, parking - Ambassador Realty Inc.	None	None
2016-present	Vacant	None	None

<b>Table 1: Land Use History</b>			
<b>Time Period</b>	<b>Land Use - Owner</b>	<b>Potentially Contaminating Activities</b>	<b>Areas of Potential Environmental Concern</b>
<b>182 Isabella Street</b>			
Prior to 1891	Vacant or Residential	None	None
1891-1960	Residential or commercial – private owners	None	None
1960-1972	Commercial – Geo. P. Harris Ltd., Murdock's Farm Service Ltd.	Yes - Fuel Oil Contractor	Yes
1972-1973	Commercial - Gulf Oil Canada Ltd.	Yes - Fuel Oil Contractor	Yes
1973-2004	Private owners	None	None
2004-2012	Commercial - 1514509 Ontario Inc. (occupied by Health Care Workers Union)	None	None
2012-2016	Vacant - Ambassador Realty Inc.	None	None
2016-present	Vacant	None	None
<b>200 Isabella Street (formerly 186-190 Isabella Street)</b>			
Prior to 1891	Vacant or Residential	None	None
1891-1913	Residential – private owners	None	None
1913-1921	Residential and/or commercial - F.J. Castle Co. Ltd.	None	None
1921-1959	Residential and/or commercial - Private owners – tinsmith at 186 Isabella Street	Yes – tinsmith at 186 Isabella	Yes
1959-1964	Commercial - Freedman Realty Company Ltd.	None	None
1964-2000	Commercial - Crown Life Insurance Co.	None	None
2000-2016	Commercial - Maxlink Communications Inc.	None	None
2016-present	Vacant	None	None
<b>205 Pretoria Avenue</b>			
1888-c. 2000	Residential	None	None
c. 2000-present	Commercial - offices	None	None

**Potentially Contaminating Activities and Areas of Potential Environmental Concern**

Based on the results of the Phase I ESA and Phase I ESA Update completed for the Phase I Property, several Potentially Contaminating Activities (PCAs) were identified at the site and within the Phase I ESA study area. Several of these PCAs are considered to



represent Areas of Potential Environmental Concern (APECs) with respect to the RSC Property, and both are summarized in the table below.

<b>Table 2: Areas of Potential Environmental Concern</b>					
<b>Area of Potential Environmental Concern</b>	<b>Location of APEC on Phase I Property</b>	<b>Potentially Contaminating Activity</b>	<b>Location of PCA (on-site or off-site)</b>	<b>Contaminants of Potential Concern</b>	<b>Media potentially impacted (Groundwater, soil and/or sediment)</b>
APEC 1 - Former tinsmith at 186 Isabella Street (east side of 200 Isabella Street)	Central portion of Phase I Property	Item 34, Table 2, O.Reg. 153/04: Metal fabrication	On-site	Metals, PHCs (F1-F4), BTEX	Soil, Groundwater
APEC 2 – Former fuel business at 182 Isabella Street	Central and West portion of Phase I Property	No item: Distribution of fuel oil, coal, and fuel oil burners; Contractors Office	On-Site	PHCs (F1-F4), BTEX	Soil, Groundwater
APEC 3 – Fill material of unknown quality	North side of the Phase I Property	Item 30, Table 2, O.Reg. 153/04: Importation of fill material of unknown quality	On-Site	PAHs, metals	Soil, Groundwater
APEC 4 – De-icing in parking lot	Former parking lot on east side of 200 Isabella Street	No item: application of salt for de-icing purposes.	On-Site	Sodium, chloride	Soil, Groundwater
APEC 5 – De-icing in parking lot	Former parking lots on 178 and 180 Isabella Street	No item: application of salt for de-icing purposes.	On-Site	Sodium, chloride	Soil, Groundwater

Additional historical PCAs identified within the Phase I Study Area were not considered to represent APECs on the Phase I Property based on their respective separation distances and/or their down-gradient or cross-gradient orientations with respect to the Phase I Property. These PCAs are shown in green on Drawing PE4710-2– Surrounding Land Use Plan.

### **Contaminants of Potential Concern (CPC)**

The following Contaminants of Potential Concern (CPCs) were identified with respect to the RSC Property:

- Metals

- Petroleum Hydrocarbons Fractions 1 through 4 (PHCs F1-F4)
- Benzene, toluene, ethylbenzene, xylenes (BTEX)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Sodium, chloride

## **Conceptual Site Model**

### **Geological and Hydrogeological Setting**

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of the original Phase I ESA. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden soils are shown as offshore marine sediments with a drift thickness of 15 to 25 meters.

The 2016 Phase II ESA determined that the subsurface profile of the site consisted of fill overlying native silty clay. The bedrock surface was encountered at approximately 18 m below ground surface.

### **Contaminants of Potential Concern**

The contaminants of potential concern (CPCs) include metals, polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, and xylenes (BTEX), sodium, and chloride.

### **Existing Buildings and Structures**

The northern portion of the Phase I Property is vacant (Isabella Street addresses). The southern portion of the Phase I Property is occupied by a two (2) storey residential dwelling that has been converted into an office space. The structure was constructed pre-1910 with a stone and mortar foundation.

### **Areas of Natural Significance and Water Bodies**

No areas of natural significance were identified on the Phase I Property or within the Phase I Study Area. There are no water bodies on the Phase I Property. The closest water body is Patterson Creek, on the Rideau Canal system, located approximately 300 m to the southeast of the subject site.

### **Drinking Water Wells**

No domestic water wells are located on the Phase I Property or within the Phase I study area.

## **Neighbouring Land Use**

Neighbouring land use in the Phase I Study Area is currently a combination of commercial offices, retail businesses, restaurants, automotive repair garages/retail fuel outlets and residential dwellings and remains consistent with the neighbouring land use described in the 2016 Phase I ESA. No new PCAs were identified with the use of neighbouring lands.

## **Potentially Contaminating Activities and Areas of Potential Environmental Concern**

New potentially contaminating activities (PCAs) were identified in the records review and current use review of the Phase I Study Area. Based on the findings of the 2015 and Phase II ESA, no contaminants resulting from the former use of the site by heating contractor and tinsmith businesses were identified on-site. However, the potential former use of salt for de-icing purposes in laneways and parking lots, and the presence of fill material on the northern portion of the site are considered to be new PCAs resulting in APECs on the Phase I Property.

## **Assessment of Uncertainty and/or Absence of Information**

The 2016 Phase I ESA identified the presence of several potentially contaminating activities (PCAs) that resulted in APECs on the Phase I Property. A Phase II ESA was subsequently conducted in 2016 to assess the former APECs. The analytical results found that the contaminants of potential concern on the Phase I Property were in compliance with the MECP Table 3 commercial and residential standards for soil and groundwater.

Additional APECs have been identified on the Phase I Property, and the parcel addressed 205 Pretoria Avenue has been added to the Phase I Property with this update.

## **Conclusions**

The results of the records review, previous reports, and site inspection indicated that contaminated soil remains a potential environmental concern to the subject site. Based on the results of this Phase I ESA Update, **a Phase II Environmental Site Assessment is required for the property.**

## **Statement of Limitations**

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with O.Reg. 153/04, as amended, by O.Reg. 269/11 under the Environmental Protection Act. The conclusions presented herein are based on

information gathered from a historical review and field inspection program. The findings of the Phase I ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial, and federal agencies and was limited within the scope-of-work, time, and budget of the project herein.

Should any conditions be encountered at the 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 Minto Communities Inc. Permission and notification from Minto Communities Inc. and this firm will be required to release this report to any other party.

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

**Paterson Group Inc.**



Anna Graham, M.E.S.



Mark S. D'Arcy, P.Eng., QP<sub>ESA</sub>



**Report Distribution:**

- Minto Communities Inc. (1 copy)
- Paterson Group (1 copy)

**Appendix:**

- Figure 1 - Key Plan
- Drawing PE4710-1 – Site Plan
- Drawing PE4710-2 – Surrounding Land Use Plan
- MECP FOI Response
- TSSA Response
- HLUI Records

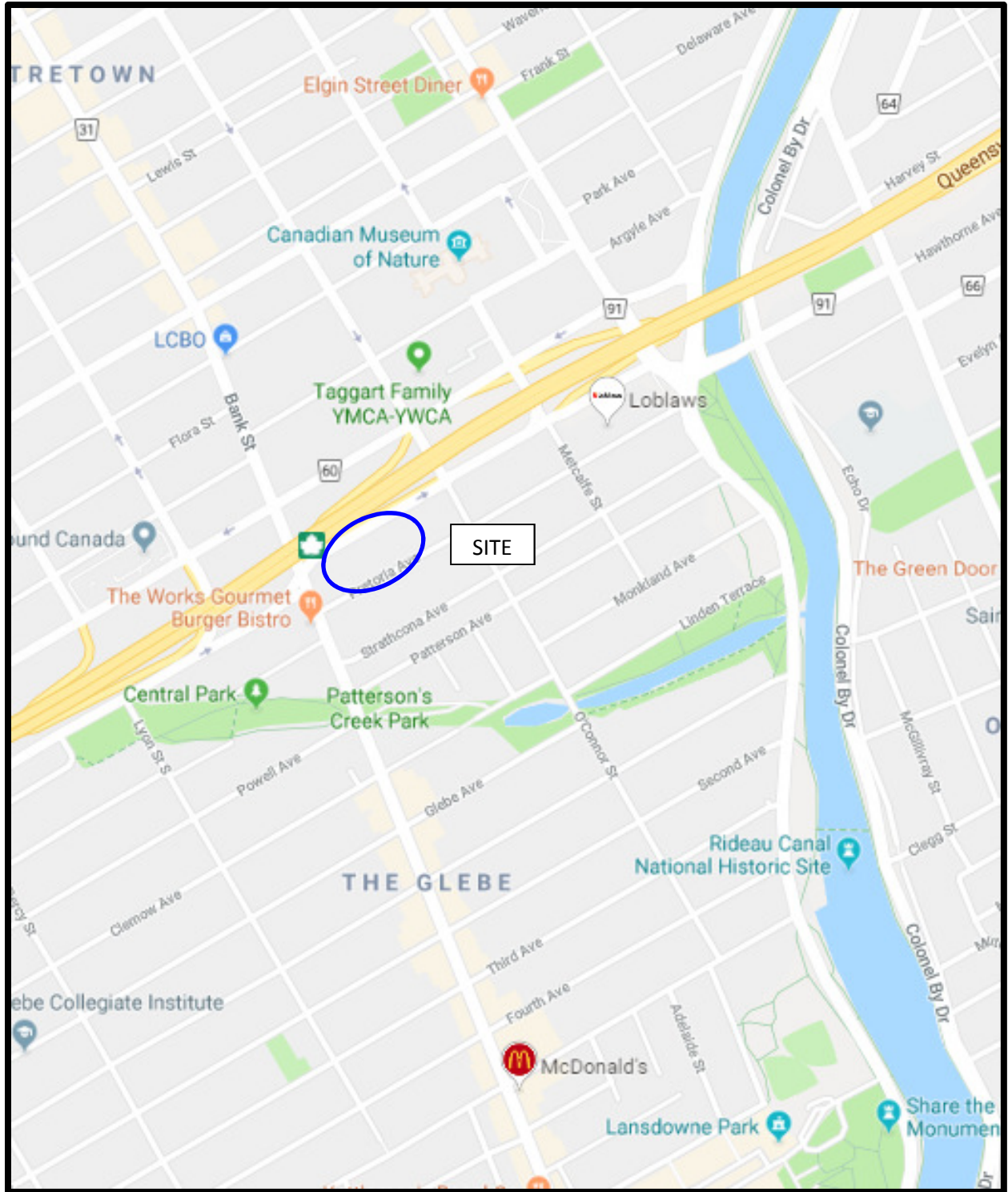


FIGURE 1  
KEY PLAN

HIGHWAY 417

ISABELLA STREET



BANK STREET

FH - TBM  
 TRANSFORMER PAD

CONCRETE SIDEWALK

BH 1  
 100.88  
 (98.77)

#200 ISABELLA STREET  
 VACANT  
 (FORMER TINSMITH AT REAR OF  
 #186 ISABELLA)

BH 3  
 101.37  
 (98.60)  
 APEC 1

#182 ISABELLA  
 STREET  
 VACANT  
 (FORMER  
 COAL AND OIL  
 BUSINESS)

BH 2  
 101.33  
 (98.77)

APEC 2

#180 ISABELLA  
 STREET  
 VACANT  
 (FORMER COAL  
 AND OIL BUSINESS  
 HEATING  
 CONTRACTOR)

APEC 5

#178 ISABELLA  
 STREET  
 VACANT  
 (FORMER  
 COAL AND OIL  
 BUSINESS)

ASPHALTIC  
 CONCRETE

#460 O'CONNOR STREET  
 COMMERCIAL /  
 OFFICE BUILDING

#210 ISABELLA STREET  
 RANDALL'S PAINTS

ASPHALTIC CONCRETE  
 PARKING AREA

GRASSWEED COVERED

APEC 4

ASPHALTIC CONCRETE

#575 BANK STREET  
 CLOCK TOWER  
 BREW PUB

#211 PRETORIA  
 AVENUE  
 RESIDENTIAL

#209 PRETORIA  
 AVENUE  
 RESIDENTIAL

#205  
 PRETORIA  
 AVENUE  
 RESIDENTIAL

#195-199 PRETORIA AVE.  
 RESIDENTIAL

#191  
 PRETORIA  
 AVENUE  
 RESIDENTIAL

#187  
 PRETORIA  
 AVENUE  
 RESIDENTIAL

#183-185  
 PRETORIA  
 AVENUE  
 RESIDENTIAL

#177 PRETORIA  
 AVENUE  
 RESIDENTIAL

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:

- APEC 1 FORMER RAIL LINE TO THE NORTH (AERIAL PHOTOGRAPHS)
- APEC 2 FORMER TINSMITH (1956 FIP)
- APEC 3 FORMER TENANTS - GEORGE P. HARRIS LIMITED (COAL AND OIL, DIRECTORIES) AND THOMPSON BROTHERS HEATING CONTRACTOR

LEGEND:

- BOREHOLE WITH MONITORING WELL LOCATION (PATERSON 2016 PHASE II ESA)
- 100.88 GROUND SURFACE ELEVATION (m)
- (98.36) GROUNDWATER SURFACE ELEVATION (m)

TBM - TOP SPINDLE OF FIRE HYDRANT LOCATED IN FRONT OF 210 ISABELLA STREET. AN ARBITRARY ELEVATION OF 100.00m WAS ASSIGNED TO THE TBM.

PRETORIA AVENUE

**patersongroup**  
 consulting engineers

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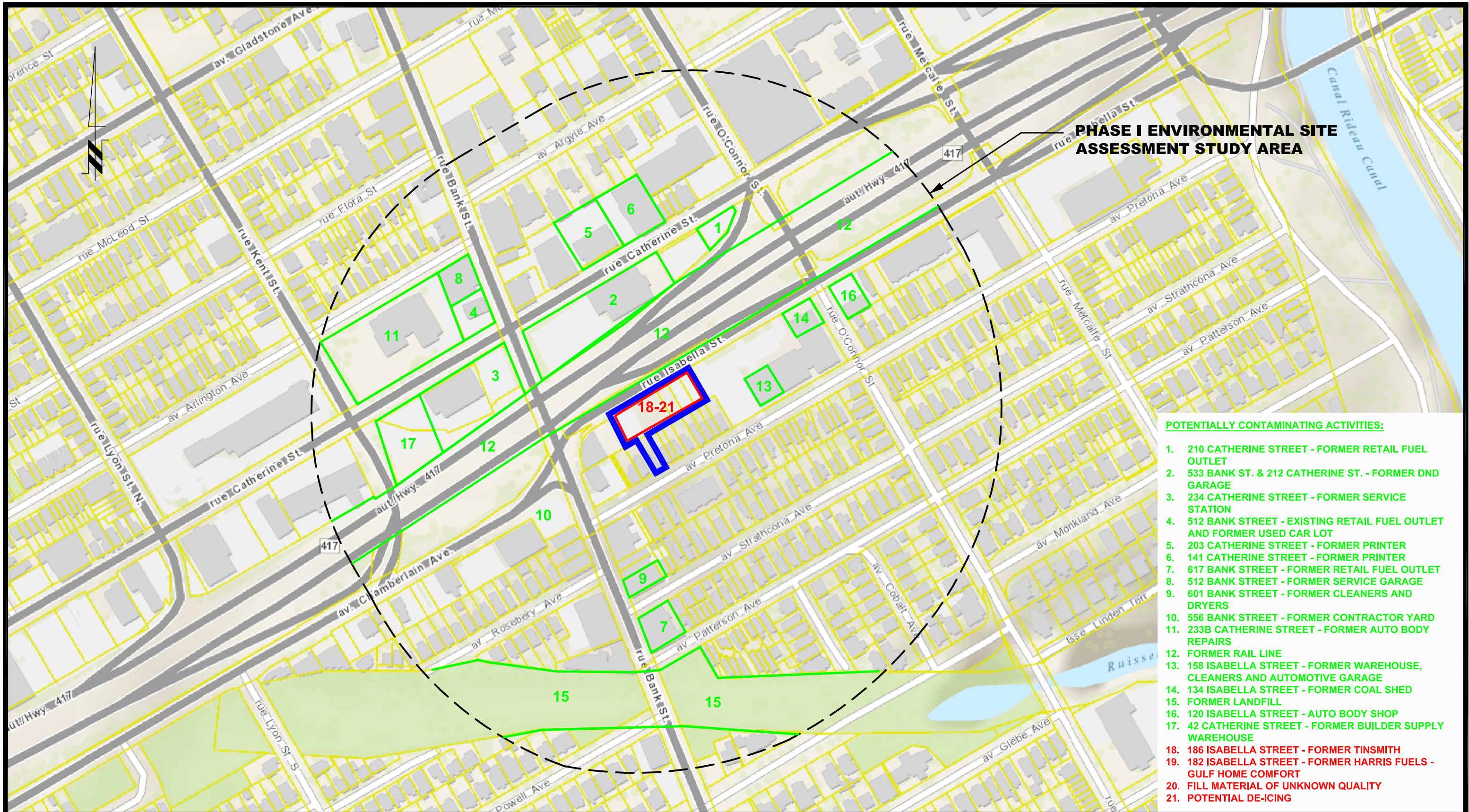
NO.	REVISIONS	DATE	INITIAL
0			

MINTO COMMUNITIES INC.  
 PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
 178-200 ISABELLA STREET AND 205 PRETORIA AVENUE  
 OTTAWA, ONTARIO

Title: **SITE PLAN**

Scale:	1:400	Date:	8/2019
Drawn by:	AG	Report No.:	PE4710-1
Checked by:	MB	Dwg. No.:	<b>PE4710-1</b>
Approved by:	MSD	Revision No.:	0

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT STUDY AREA**

**POTENTIALLY CONTAMINATING ACTIVITIES:**

1. 210 CATHERINE STREET - FORMER RETAIL FUEL OUTLET
2. 533 BANK ST. & 212 CATHERINE ST. - FORMER DND GARAGE
3. 234 CATHERINE STREET - FORMER SERVICE STATION
4. 512 BANK STREET - EXISTING RETAIL FUEL OUTLET AND FORMER USED CAR LOT
5. 203 CATHERINE STREET - FORMER PRINTER
6. 141 CATHERINE STREET - FORMER PRINTER
7. 617 BANK STREET - FORMER RETAIL FUEL OUTLET
8. 512 BANK STREET - FORMER SERVICE GARAGE
9. 601 BANK STREET - FORMER CLEANERS AND DRYERS
10. 556 BANK STREET - FORMER CONTRACTOR YARD
11. 233B CATHERINE STREET - FORMER AUTO BODY REPAIRS
12. FORMER RAIL LINE
13. 158 ISABELLA STREET - FORMER WAREHOUSE, CLEANERS AND AUTOMOTIVE GARAGE
14. 134 ISABELLA STREET - FORMER COAL SHED
15. FORMER LANDFILL
16. 120 ISABELLA STREET - AUTO BODY SHOP
17. 42 CATHERINE STREET - FORMER BUILDER SUPPLY WAREHOUSE
18. 186 ISABELLA STREET - FORMER TINSMITH
19. 182 ISABELLA STREET - FORMER HARRIS FUELS - GULF HOME COMFORT
20. FILL MATERIAL OF UNKNOWN QUALITY
21. POTENTIAL DE-ICING

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consulting engineers

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NO.	REVISIONS	DATE	INITIAL
0			

MINTO COMMUNITIES INC.  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
178-200 ISABELLA STREET AND 205 PRETORIA AVENUE

OTTAWA, ONTARIO

**SURROUNDING LAND USE PLAN**

Scale:	1:3000	Date:	8/2019
Drawn by:	AG	Report No.:	PE4710-1
Checked by:	MD	Dwg. No.:	<b>PE4710-2</b>
Approved by:	MSD	Revision No.:	0

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

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climatique

Bureau de l'accès à l'information et  
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October 11, 2016

Michael Beaudoin  
Paterson Group Inc  
154 Colonnade Road  
Ottawa, ON K2E 7J5

Dear Michael Beaudoin:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2016-06031, Your Reference PE3895**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 178, 180, 182, 200 Isabella St, Ottawa.

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

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

If you have any questions regarding this matter, please contact Richard Beernaert at [richard.beernaert@ontario.ca](mailto:richard.beernaert@ontario.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read "Tracey Goodwin".

*FN* Tracey Goodwin  
FOI Manager (A)



## **Anna Graham**

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** August-14-19 8:57 AM  
**To:** Anna Graham  
**Subject:** RE: Records search request for 205 Pretoria Avenue

### **NO RECORD**

Hello. Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationsservices@tssa.org](mailto: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.

Kind regards,

Gaya

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**From:** Anna Graham <AGraham@Patersongroup.ca>  
**Sent:** August 14, 2019 8:24 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Records search request for 205 Pretoria Avenue

Good morning,

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

199 Pretoria Avenue  
205 Pretoria Avenue  
209 Pretoria Avenue  
178 Isabella Street  
180 Isabella Street  
182 Isabella Street  
186 Isabella Street  
200 Isabella Street  
210 Isabella Street  
460 O'Connor Street

Thank you,

Anna Graham, M.E.S.

**patersongroup**  
**solution oriented engineering**  
**over 60 years serving our clients**

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. (228)

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: C10-01-16-0275

October 14, 2016

Michael Beaudoin  
Paterson Group  
154 Colonnade Rd S  
Ottawa, ON  
K2E 7J5

Sent via email [[MBeaudoin@patersongroup.ca](mailto:MBeaudoin@patersongroup.ca)]

Dear Michael Beaudoin,

**Re: Information Request**  
**178, 180, 182, 200 Isabella Street, Ottawa, Ontario (“Subject Properties”)**

**Internal Department Circulation**

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

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

**Search of Historical Land Use Inventory**

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

A search of the HLUI database revealed the following information:

- There are 7 activities associated with the Subject Properties: Activity Numbers 6323, 11043, 3929, 5135, 584, 6520 and 9579.

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

*Shaping our future together*  
*Ensemble, formons notre avenir*

City of Ottawa  
Planning, Infrastructure and Economic  
Development Department

110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1  
Tel: (613) 580-2424 ext. 24856  
Fax: (613) 560-6006  
[www.ottawa.ca](http://www.ottawa.ca)

Ville d'Ottawa  
Services de la planification, de l'infrastructure et  
du développement économique

110, avenue Laurier Ouest, 4e étage  
Ottawa (Ontario) K1P 1J1  
Tél.: (613) 580-2424 ext. 24856  
Télééc: (613) 560-6006  
[www.ottawa.ca](http://www.ottawa.ca)

- There are 12 activities associated with the properties located within 50m of the Subject Properties: Activity Numbers 12365, 6519, 11283, 11898, 8867, 13137, 13571, 13935, 2490, 2538, 5146 and 8603.

Please note that Activity Numbers 2538 and 6519 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the Subject Properties. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

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

Additional information may be obtained by contacting:

### **Ontario's Environmental Registry**

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

### **The Ontario Land Registry Office**

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

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

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

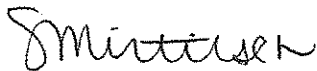
representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.

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

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

If you have any further questions or comments, please contact Stephanie Mirtitsch at 613-580-2424 ext. 24856 or [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,

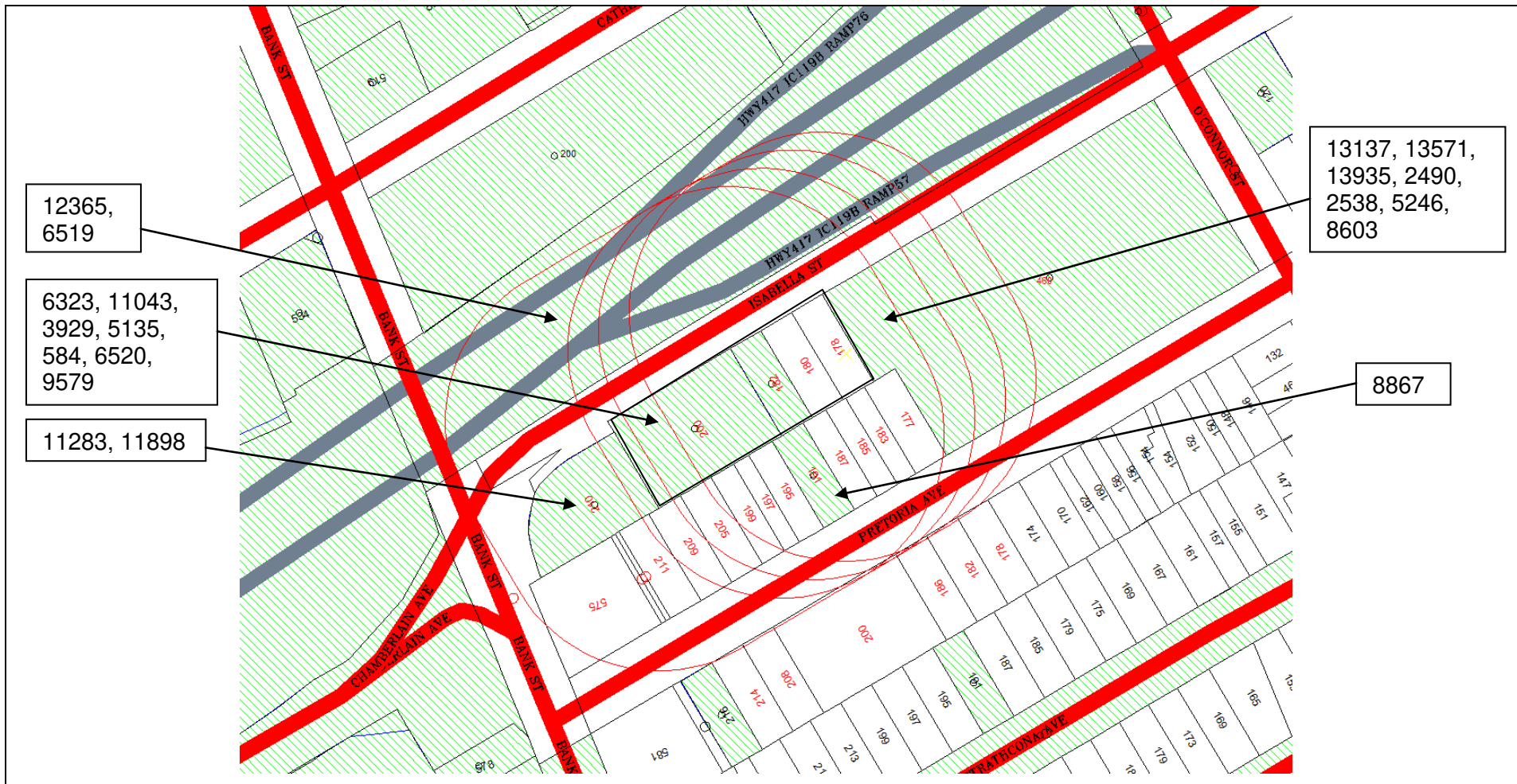


for: Michael Boughton, MCIP, RPP  
Senior Planner  
Development Review East  
Planning Services  
Planning, Infrastructure and Economic Development Department

MB/ SM

Attach: 20

cc: File no. C10-01-16-0275




Scale 1: n/a

178, 180, 182, 200 Isabella Street  
 Ottawa, ON  
 File # C10-01-16-0275  
 Stephanie Mirtitsch



Overview

ID# = Activity Identification Number

 = Subject Site



CITY OF OTTAWA

HLUI ID: \_\_670H1P

AREA (Square Metres): 341.005

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:11

Study Year  
1998

PIN  
041230101

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 6323 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) : 2831

Related PINS: 041230101

Name: GEORGE P. HARRIS LIMITED  
Address: 182 ISABELLA STREET, OTTAWA  
Facility Type: Heating Equipment Industry

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
333310	307
333413	307
333416	307

Company Name

George P. Harris Ltd.

Year of Operation

c. 1960-1970



CITY OF OTTAWA  
HLUI ID: \_\_679GQN  
AREA (Square Metres): 7148.751

Report: RPTC\_OT\_DEV0122  
Run On: 13 Oct 2016 at: 15:38:08

**Study Year**  
1998

**PIN**  
041230099

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

---

**Activity ID:** 13137                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :**  
**Related PINS:** 041230099  
**Name:** THE GLOBAL GROUP  
**Address:** 150 ISABELLA STREET, OTTAWA  
**Facility Type:** Household Furniture Stores  
**Comments 1:**  
**Comments 2:**  
**Generator Number:**  
**Storage Tanks:**  
**HL References 1:**  
**HL References 2:**  
**HL References 3:** 2001 Employment Survey

**NAICS**              **SIC**  
442110              0

**Company Name**                                      **Year of Operation**  
THE GLOBAL GROUP                                      c. 2001





**CITY OF OTTAWA**  
**HLUI ID: \_\_679GQN**  
**AREA (Square Metres): 7148.751**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:38:08

**Study Year**  
1998

**PIN**  
041230099

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 13571 **Multiple PINS:** N

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

**Related PINS:** 041230099

**Name:** TELECOM COMPUTER

**Address:** 150 ISABELLA STREET, OTTAWA

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

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

<b>NAICS</b>	<b>SIC</b>
443120	0

**Company Name**

TELECOM COMPUTER

**Year of Operation**

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679GQN**  
**AREA (Square Metres): 7148.751**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:38:08

**Study Year**  
1998

**PIN**  
041230099

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 13935                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 5971

**Related PINS:** 041230099

**Name:** UN-NAMED LAUNDRY  
**Address:** 158 ISABELLA STREET, OTTAWA  
**Facility Type:** Laundries and Cleaners  
**Comments 1:** Large coal room on the north corner of property  
**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** M.1948, M.1956; FIP1901,Vol2; FIP1912-74-496,Vol1; FIP1922-74-496,Vol1; FIP1948-133-496; FIP1956-133-496,Vol1

**HL References 2:**

**HL References 3:**

NAICS	SIC
812320	972
812310	972
561740	972
812330	972

Company Name	Year of Operation
Un-named Laundry	c. 1922



**CITY OF OTTAWA**  
**HLUI ID: \_\_679GQN**  
**AREA (Square Metres): 7148.751**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:38:08

**Study Year**  
1998

**PIN**  
041230099

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 2490 **Multiple PINS:** N

**PIN Certainty:** 1 **Previous Activity ID(s) :** 5967

**Related PINS:** 041230099

**Name:** CANADIAN BANK NOTE CO.

**Address:** 158 ISABELLA STREET, OTTAWA

**Facility Type:** Platemaking, Typesetting and Bindery Industry

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** M.1948, M.1956; FIP1901,Vol2; FIP1912-74-496,Vol1; FIP1922-74-496,Vol1; FIP1948-133-496; FIP1956-133-496,Vol1

**HL References 2:**

**HL References 3:**

NAICS	SIC
323119	281
323120	282
812921	282
323114	281
323116	281
493120	479
493130	479
323115	281
493190	479

**Company Name**

Canadian Bank Note Co.

**Year of Operation**

c. 1948-1956



**CITY OF OTTAWA**  
**HLUI ID: \_\_679GQN**  
**AREA (Square Metres): 7148.751**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:38:08

**Study Year**  
1998

**PIN**  
041230099

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 2538                      **Multiple PINS:** Y  
**PIN Certainty:** 2                      **Previous Activity ID(s) :** 6817

**Related PINS:** 041230088

**Name:** C.C. RAY COAL CO.  
**Address:** 134 ISABELLA STREET, OTTAWA  
**Facility Type:** Railway Transport and Related Service Industries  
**Comments 1:** ca. 1948 -Listed as City Weigh Scales  
**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** M.1948, M.1955; FIP1901,vol2; FIP1912-74-496,vol1; FIP1922-74-496,vol1; FIP1948-133-496; FIP1956-133-496,vol1

**HL References 2:**

**HL References 3:**

NAICS	SIC
483116	453
488210	453
482114	453
482112	453
482113	453

**Company Name**

C.C. Ray Coal Co.

**Year of Operation**

c. 1948-1956



CITY OF OTTAWA

HLUI ID: \_\_679GQN

AREA (Square Metres): 7148.751

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:38:08

Study Year  
1998

PIN  
041230099

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 5246 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041230099

Name: ELLISDON

Address: 150 ISABELLA STREET,

Facility Type: Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

<b>NAICS</b>	<b>SIC</b>
236110	0

**Company Name**

ELLISDON

**Year of Operation**

c. 2005

**CITY OF OTTAWA****HLUI ID: \_\_679GQN****AREA (Square Metres): 7148.751**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:38:08

**Study Year**  
1998**PIN**  
041230099**Multi-NAIC**  
Y**Multiple Activities**  
Y**Activity ID:** 8603 **Multiple PINS:** N**PIN Certainty:** 1 **Previous Activity ID(s) :** 1041**Related PINS:** 041230099**Name:** MORRISON LAMOTHE LIMITED**Address:** 158 ISABELLA STREET, OTTAWA**Facility Type:** Motor Vehicle Repair Shops**Comments 1:** Canadian bank Note Warehouse in 1950. Washing machine warehouse in 1930.**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
811119	635
811121	635
811112	635

**Company Name**

Morrison Lamothe Ltd.

**Year of Operation**

c. 1940



CITY OF OTTAWA

HLUI ID: \_\_679AVK

AREA (Square Metres): 340.830

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:37:33

Study Year  
2005

PIN  
041230112

Multi-NAIC  
Y

Multiple Activities  
N

Activity ID: 8867 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041230112

Name: MCKNIGHT & SONS

Address: 191 PRETORIA AVENUE,

Facility Type: Mechanical Specialty Work

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
238210	0
238910	0
238220	0

Company Name

MCKNIGHT & SONS

MCKNIGHT & SONS

Year of Operation

c. 2005

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_670H5Q**  
**AREA (Square Metres): 990.965**

Report: RPTC\_OT\_DEV0122  
 Run On: 13 Oct 2016 at: 15:35:07

**Study Year**  
1998

**PIN**  
041230103

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 11283                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 2233  
**Related PINS:** 041230103  
**Name:** QUEEN CITY OIL CO.  
**Address:** 555 BANK STREET, OTTAWA  
**Facility Type:** Petroleum Products, Wholesale  
**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:**

<b>NAICS</b>	<b>SIC</b>
412110	511
419120	511
454310	511

<b>Company Name</b>	<b>Year of Operation</b>
Queen City Oil Co.	c. 1900





**CITY OF OTTAWA**  
**HLUI ID: \_\_670H5Q**  
**AREA (Square Metres): 990.965**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:35:07

**Study Year**  
1998

**PIN**  
041230103

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 11898 **Multiple PINS:** N

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

**Related PINS:** 041230103

**Name:** RANDALL'S PAINTS  
**Address:** 555 BANK STREET, OTTAWA  
**Facility Type:** Lumber and Building Materials, Wholesale

**Comments 1:**

**Comments 2:**

**Generator Number:** ON3189454

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2003 PID

<b>NAICS</b>	<b>SIC</b>
444120	0

<b>Company Name</b>	<b>Year of Operation</b>
RANDALL'S PAINTS	c. 2003
RANDALL'S PAINTS	c. 2001
RANDALL'S PAINTS	c. 2005



**CITY OF OTTAWA**

**HLUI ID: \_\_679BMQ**

**AREA (Square Metres): 1365.142**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:37

**Study Year**  
2005

**PIN**  
041230102

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 11043 **Multiple PINS:** N

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

**Related PINS:** 041230102

**Name:** PERFORMANCE WINDOW TINTING

**Address:** 200 ISABELLA STREET, OTTAWA

**Facility Type:** Gasoline Service Stations

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

<b>NAICS</b>	<b>SIC</b>
811199	0

**Company Name**

PERFORMANCE WINDOW TINTING

**Year of Operation**

c. 2001



CITY OF OTTAWA

HLUI ID: \_\_679BMQ

AREA (Square Metres): 1365.142

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:37

Study Year  
2005

PIN  
041230102

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 3929 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041230102

Name: DIGITALARTS STUDIO  
Address: 200 ISABELLA STREET, OTTAWA  
Facility Type: Photographers

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC  
541920 0

Company Name

DIGITALARTS STUDIO

Year of Operation

c. 2001



**CITY OF OTTAWA**  
**HLUI ID: \_\_679BMQ**  
**AREA (Square Metres): 1365.142**

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:37

**Study Year**  
2005

**PIN**  
041230102

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 5135 **Multiple PINS:** N

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

**Related PINS:** 041230102

**Name:** EDWARDS W C CO LIMITED THE

**Address:** 200 ISABELLA STREET, OTTAWA

**Facility Type:** Lumber and Building Materials, Wholesale

**Comments 1:**

**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:**

**HL References 2:**

**HL References 3:** 2001 Employment Survey

<b>NAICS</b>	<b>SIC</b>
416320	0

**Company Name**

EDWARDS W C CO LIMITED THE

**Year of Operation**

c. 2001



CITY OF OTTAWA

HLUI ID: \_\_679BMQ

AREA (Square Metres): 1365.142

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:37

Study Year  
2005

PIN  
041230102

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 584 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041230102

Name: ACE SECURITY LAMINATES

Address: 200 ISABELLA STREET,

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

Comments 1: #205

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
416110	0

Company Name

ACE SECURITY LAMINATES

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: \_\_679BMQ

AREA (Square Metres): 1365.142

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:37

Study Year  
2005

PIN  
041230102

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 6520 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041230102

Name: GRAND'MAITRE CONSTRUCTION

Address: 200 ISABELLA STREET, OTTAWA

Facility Type: Non Residential Building and Development

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
236210	0
236220	0

Company Name

GRAND'MAITRE CONSTRUCTION

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: \_\_679BMQ

AREA (Square Metres): 1365.142

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:32:37

Study Year  
2005

PIN  
041230102

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 9579 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 041230102

Name: NATIONAL SOLAR CONTROL

Address: 200 ISABELLA STREET, OTTAWA

Facility Type: Hardware, Tool and Cutlery Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
332510	0

Company Name

NATIONAL SOLAR CONTROL

Year of Operation

c. 2001



CITY OF OTTAWA  
HLUI ID: \_\_679GGC

AREA (Square Metres): 40665.443

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:45:57

**Study Year**  
1998

**PIN**  
041230065

**Multi-NAIC**  
Y

**Multiple Activities**  
Y

**Activity ID:** 12365                      **Multiple PINS:** N  
**PIN Certainty:** 1                      **Previous Activity ID(s) :** 7058

**Related PINS:** 041230065

**Name:** SAMUEL ROGERS OIL CO.  
**Address:** , OTTAWA  
**Facility Type:** Petroleum Products, Wholesale  
**Comments 1:**  
**Comments 2:**

**Generator Number:**

**Storage Tanks:**

**HL References 1:** Intera-1988a

**HL References 2:**

**HL References 3:**

NAICS	SIC
419120	511
454310	511
412110	511

**Company Name**

Samuel Rogers Oil Co.

**Year of Operation**

c. 1901





CITY OF OTTAWA

HLUI ID: \_\_679GGC

AREA (Square Metres): 40665.443

Report: RPTC\_OT\_DEV0122

Run On: 13 Oct 2016 at: 15:45:57

Study Year  
1998

PIN  
041230065

Multi-NAIC  
Y

Multiple Activities  
Y

Activity ID: 6519 Multiple PINS: Y  
PIN Certainty: 2 Previous Activity ID(s) : 3449  
Related PINS: 041220201

Name: GRAND TRUNK RAILWAY  
Address: O'CONNOR STREET, OTTAWA

Facility Type: Railway Transport and Related Service Industries

Comments 1: - wood working, car building shop/office, large coal bin and cattle pens Also listed with address on Isabella St and Metcalfe St. Located on both the east and west sides of the street.

Comments 2: It takes up the area between Isabella and Catherine, south west from Elgin and the Driveway to O'Connor. Grand Trunk Railway bought by CNR in 1925. CNR also listed with an address on Bank St. (556 Bank St.)

Generator Number:

Storage Tanks:

HL References 1: M.1900, M.1910, M.1920, M.1921, M.1930, M.1940, M.1948, M.1950, M.1955; FIP1901,vol2; FIP1912-74-493,vol1; FIP1912-75-497,vol1; FIP1922-74-494A,vol1; FIP1922-75-497,vol1; FIP1948-133-493; FIP1948-137-497; FIP1956-133-493,vol1

HL References 2:

HL References 3:

NAICS	SIC
493130	479
487110	457
483116	453
493120	479
488990	457
493190	479
485210	457
485510	457
485990	457
485110	457
488210	453
482112	453
482114	453
482113	453
485410	457

Company Name

Year of Operation

Canadian National Railway	c. 1912-1956
C.A.R.	c. 1900
Grand Trunk Railway	c. 1910-1920