



Geotechnical
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Environmental
Engineering

Hydrogeology

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Materials Testing

Building Science

Archaeological
Studies

Phase I - Environmental Site Assessment

770-774 Bronson Avenue
Ottawa, Ontario

Prepared For

Katasa Groupe et Developpment

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April 10, 2020

Report: PE4146-01

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EXECUTIVE SUMMARY

Assessment

A Phase I - Environmental Site Assessment (ESA) was carried out for the properties addressed 770 and 774 Bronson Avenue, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the site and adjacent properties and identify any environmental concerns with the potential to have impacted the subject site.

Based on a review of available historic information, no new environmental concerns were identified on the subject site. The northern portion of the subject property (770 Bronson Avenue) has historically been utilized as retail fuel outlet and automotive service garage. The southern portion of the subject site (774 Bronson Avenue) has historically been utilized for residential purposes. Surrounding properties have historically been used for commercial, residential or institutional purposes. No new potential environmental concerns were identified with regard to the historical use of the subject or neighbouring properties.

Following the historical research, a site visit was conducted to assess the potential for environmental concerns regarding the subject and surrounding properties. The northern portion of the subject site is currently occupied by the vacant former automotive service garage structure while the southern portion of the subject property is vacant and gravel covered. The surrounding properties are occupied by commercial, residential or institutional purposes. No new potential environmental concerns were identified during the site visit with regard to the subject or neighbouring properties.

Based on the findings of the Phase I - Environmental Site Assessment, **it is our opinion that no further investigative work is required for the subject property at this time.**

Recommendations

Soil

As previously noted, PHC impacted soil in excess of the applicable Ontario Ministry of Environment (MOE) standards was identified in the area of the former UST nest at 770 Bronson Avenue during an on-site Phase II-ESA conducted by others in August of 2015. Similarly, metals and PAH impacted soil in excess of the applicable MOE standards was identified at 774 Bronson Avenue as part of a January 2015 Phase II-ESA conducted by others. The source of the impacted soil is suspected to be in relation to the previous use of the subject lands. The groundwater test results conducted at that time, on both properties, complied with the applicable MOE standards.

Migration of the previously identified on-site soil impacts is expected to be minimal based on the quality of the on-site groundwater. It is our opinion that a soil remediation program, involving the removal of all on-site impacted soil, be completed concurrently with the re-development of the subject lands. The most practical method would be to transfer the impacted soil to a registered waste disposal facility under the guidance of a member of this firm. It should be noted that if soil which contains contaminant concentrations that meet the subject property standards but exceed the MECP Table 1 (background) standards has to be removed from the site for construction purposes, it will have to be disposed of at an approved waste disposal facility at a premium.

Demolition Debris

As previously noted, the southern portion of the subject site (774 Bronson Avenue) was formerly occupied by a residential dwelling. As a result, demolition debris may be present within the former residential dwelling location. At the time of site re-developed, any potential on-site buried building materials will have to be properly disposed of.

1.0 INTRODUCTION

At the request of Katasa Groupe et Developpment, Paterson conducted a Phase I - Environmental Site Assessment (ESA) for the property addressed 770-774 Bronson Avenue in the City of Ottawa, Ontario.

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.

2.0 SITE INFORMATION

Address:	770-774 Bronson Avenue, Ottawa, Ontario.
Legal Description:	770 Bronson Avenue - Part of Lots 1 and 2, Registered Plan 28; in the City of Ottawa, Ontario. 774 Bronson Avenue – Lots 3 and 4, Registered Plan 28; in the City of Ottawa, Ontario.
Location:	Located at the southwest corner of the Carling Avenue and Bronson Avenue intersection, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan for the site location.
Latitude and Longitude:	45° 24' 01" N, 75° 41' 59" W

Site Description:

Configuration:	Irregular.
Area:	2,763 m ² (approximate)
Current Use:	770 Bronson Avenue - This portion of the subject property contains the former service station/garage structure that is currently vacant and inaccessible. 774 Bronson Avenue - This portion of the subject site is vacant and gravel covered.
Services:	The subject site is located in a municipally serviced area.

3.0 SCOPE OF WORK

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

- Investigate the existing conditions present at the subject site by carrying out a field study and historical review in general accordance with CSA Z768-01.
- Present the results of our findings in a comprehensive report.
- Provide a preliminary environmental site evaluation based on our findings.
- Provide preliminary remediation recommendations and further investigative work if contamination is encountered or suspected.

4.0 METHOD OF INVESTIGATION

4.1 Historical Research

The methodology for the Phase I - Environmental Site Assessment program was carried out in two segments. The first consisted of a historical review which included a brief research of the past use of the site. This portion of the program was carried out by Paterson personnel from the Environmental Division. The following is a list of the key information sources reviewed by our firm.

Federal Records

- Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
- Air photos at the Energy Mines and Resources Air Photo Library.
- National Archives.
- PCB Waste Storage Site Inventory.

Provincial Records

- MECP document titled "Waste Disposal Site Inventory in Ontario".
- MECP Brownfields Environmental Site Registry.
- MECP Freedom of Information.
- Office of Technical Standards and Safety Authority, Fuels Safety Branch.

Municipal Records

- The Corporation of the City of Ottawa.
- City of Ottawa document entitled "Old Landfill Management Strategy; Phase 1- Identification of Sites, City of Ottawa, Ontario"; finalized October 2004.

Local Information Sources

- Previous Engineering Reports.

4.2 Field Assessment

The second segment of the Phase I-ESA consisted of a site visit which included a walk-through inspection and detailed visual assessment of the environmental conditions of the subject property. The site visit was carried out on April 2, 2020 by personnel from our Environmental Division.

As part of the field assessment, the site was inspected for signs of the following:

- Evidence of previous or existing fuel storage tanks.
- On-site use or storage of hazardous materials.
- On-site handling or disposal of liquid or solid waste materials.
- Aboveground piping systems, including pumps, valves, and joints.
- Truck or rail loading or unloading areas.
- Electrical conduits, abandoned pipelines or pumping stations.
- Remnants of old buildings.
- Signs of surficial contamination (i.e. staining, distressed vegetation).
- Unnaturally discoloured, ponded, or flowing waters.
- Surficial drainage, wetlands, natural waterways, or watercourses through the property (i.e. ditches, creeks, ponds, poor drainage).
- Any evidence of potable water supply wells or groundwater monitoring wells (such as leak detection monitoring wells for underground storage tank systems or abandoned systems).
- Any abnormal odours associated with the site, whether from on-site or off-site sources.
- The presence of any recent soil disturbances such as soil removal, filling, tilling, grading, etc.
- Asbestos containing materials (ACMs).
- Urea formaldehyde foam insulation (UFFI).
- Products containing Polychlorinated Biphenyls (PCBs).
- Ozone depleting substances (ODS).
- Lead-containing materials.
- Current use of neighbouring properties.

5.0 FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

5.1 Historical Review

Air Photo Research

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1928 | (City of Ottawa website) The property at 770 Bronson Avenue is vacant at this time. The property at 774 Bronson Avenue appears to be occupied by residential properties at this time. The neighbouring properties appear to be used for residential purposes at this time with the exception of the vacant property to the east of the site. Bronson Avenue and Carling Avenue can be seen in this photo. |
| 1956 | (City of Ottawa website) 770 Bronson Avenue is occupied by is occupied by a retail fuel outlet, while 774 Bronson Avenue is occupied by a commercial building at this time. The neighbouring properties to the north, south and west are occupied by commercial buildings at this time. An athletic field can be seen on the neighbouring property to the east at this time. |
| 1965 | (City of Ottawa website) No significant changes can be seen on the subject or neighbouring properties since the previous photo. Additional commercial development can be seen in the general area of the subject site. |
| 1976 | (City of Ottawa website) No significant changes can be seen on the subject or neighbouring properties since the previous photo. |
| 1991 | (City of Ottawa website) No significant changes can be seen on the subject or neighbouring properties since the previous photo. |
| 2011 | (City of Ottawa website) No significant changes can be seen on the subject or neighbouring properties since the previous photo. |
| 2017 | (City of Ottawa website) No significant changes can be seen on the subject or neighbouring properties since the previous photo. |

Laser copies of selected aerial photographs are included in the Appendix.

National Archives

Fire Insurance Plans (FIPs) from 1956 were reviewed for the area of the subject site and surrounding properties.

The current subject structure can be seen in the 1956 FIPs. The northern portion of the subject site (770 Bronson Avenue) is occupied by a retail fuel outlet and automotive service garage. The southern portion of the subject (774 Bronson Avenue) is occupied by residential dwellings at this time. The neighbouring property to the north is occupied by an office building while the neighbouring property to the south is occupied by residential dwellings. The neighbouring property to the west is commercial land use at this time, while the neighbouring property to the east is vacant 1956 FIPs. The presence of the automotive service garage and retail fuel outlet on the northern portion of the subject site (770 Bronson Avenue) represent potential environmental concerns to the subject site.

The City Directories for the area of the subject site were reviewed at approximately ten (10) year intervals from 1910 to 2011. The southern portion of the subject site (774 Bronson Avenue) was listed as residential from 1930-1980. A commercial computer repair business occupied the site until 1989. The northern portion of the subject site (770 Bronson Avenue) was listed as a retail fuel outlet/automotive service garage, under various names, from 1930-2000. The city directory review identified several potential environmental concerns in the area of the subject site, as listed in the table below.

Address	Listed Activity (years listed)
770 Bronson Avenue (subject site)	Retail Fuel Outlet / Automotive Service Garage (1930-2000)
788 Bronson Avenue	Langley's Cleaners – 20 m south of subject site (1940-1970)
790 Bronson Avenue	Lumber Yard – 30 m south of subject site (1950-1960)
784 Bronson Avenue	Photo finisher/print shop – 15 m south of subject site (1950-1960)
247 Glebe Avenue	Listed as Hydro Sub-Station (1950-2000)

The historical presence of the retail fuel outlet and automotive service garage on the northern portion of the subject site (770 Bronson Avenue) represents a potential concern to the subject property. The remaining properties on the above noted table are not considered to be a potential concern to the subject site based on their cross gradient location, separation distance or previous investigative work carried out on the subject site.

Ontario Ministry of Environment, Conservation and Parks (MECP)

The Ontario Ministry of Environment, Conservation and Parks 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. No active or closed waste disposal sites were identified within 250 m of the subject site.

A search of the MECP Brownfields environmental site registry was conducted electronically on April 2, 2020. The subject site and neighbouring properties were not listed in the MECP site registry.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified within 250 m of the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on April 3, 2020, to inquire about current and former underground/aboveground storage tanks, spills and incidents for the subject and neighbouring properties. The response returned no records in the TSSA database regarding the investigated addresses with one exception. The northern portion of the subject site (770 Bronson Avenue) was listed as a former gasoline station with on-site underground fuel storage tanks. Please see the Previous Engineering Reports Section below for more information regarding the former on-site retail fuel outlet.

City of Ottawa Old Landfill Document

The document prepared by Golder Associates entitled "Old Landfill Management Strategy, Phase I - Identification of Sites, City of Ottawa", was reviewed. No landfill sites were identified within 150 meters of the subject property.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. No former industrial sites were identified in the general vicinity of the subject site.

Previous Engineering Reports

The following reports were reviewed:

- ❑ “Phase I - Environmental Site Assessment, 770 Bronson Avenue, Ottawa, Ontario”, prepared by Golder Associates, dated August, 2015.

The above noted Phase I-ESA identified the following two (2) Areas of Potential Environmental Concern (APEC). The presence of an automotive service garage on the subject property with two (2) inground hoists. The former retail fuel outlet on the subject site was also noted to be an APEC. A Phase II-ESA was recommended for the subject property in order to assess any potential soil and groundwater impacts from the above noted APECs.

- ❑ “Phase I - Environmental Site Assessment, 774 Bronson Avenue and 557 Cambridge Street South, Ottawa, Ontario”, prepared by WSP Canada Inc., dated December, 2015.

The above noted Phase I-ESA identified four (4) APECs for the subject site which include:

- The unknown quality of the on-site fill material;
- The former on-site wood treating and preservation facility;
- The former retail fuel outlet and automotive service garage on the neighbouring property to the north of the subject site;
- The former dry cleaning operation to the south of the subject site.

A Phase II-ESA was recommended for the subject property in order to assess any potential soil and groundwater impacts from the above noted APECs.

- ❑ “Phase II - Environmental Site Assessment, 770 Bronson Avenue, Ottawa, Ontario”, prepared by Golder Associates, dated August, 2015.

A total of four (4) boreholes, with groundwater monitoring well installations, were placed in the subject property on March 24 and 25, 2015. The boreholes were placed in the front parking area of the subject property, in the area of the former underground storage tank (UST) nest and pump island. Soil sampling conducted at that time identified petroleum hydrocarbon (PHC) impacted soil in the area of the former UST nest in excess of the applicable Ontario Ministry of Environment (MOE) standards. The groundwater test results conducted at that time complied with the applicable MOE standards.

- ❑ “Phase II - Environmental Site Assessment, 774 Bronson Avenue and 557 Cambridge Street South, Ottawa, Ontario”, prepared by WSP Canada Inc., dated March, 2016.

A total of seven (7) boreholes, four (4) of which were instrumented with groundwater monitoring well installations, were placed in the subject property on January 11 and 25, 2015. The boreholes were placed throughout the subject property for general coverage purposes and in the northern portion of the site adjacent to the former retail fuel outlet at 770 Bronson Avenue. Soil sampling conducted at that time identified metal parameter concentrations and polycyclic aromatic hydrocarbon (PAH) parameter concentrations in excess of the applicable MOE standards. The groundwater test results conducted at that time complied with the applicable MOE standards.

5.2 Exterior Assessment

Site

770 Bronson Avenue

The northern portion of the subject site is currently enclosed by a wooden fence and is inaccessible. However, based on our limited observations, it appears that the property is asphalt covered. The vacant former garage structure could also be seen along the western portion of the property. The site topography slopes downward to the south while the regional topography is undulating.

774 Bronson Avenue

The southern portion of the subject site is vacant and gravel covered. No surface water or unusual staining was noted on-site at the time of our assessment. Site drainage consists of infiltration. The site topography slopes downward to the south while the regional topography is undulating. Three (3) groundwater monitoring wells were observed on the subject property at the time of our assessment.

Potential Environmental Concerns

❑ **Fuels and Chemical Storage**

No liquid fuel tanks or chemical storage was observed on the subject site.

❑ **Asbestos Containing Materials**

No potentially asbestos containing materials were noted on the subject site.

Polychlorinated Biphenyls (PCBs)

No potential concerns were identified with respect to PCBs on the subject site.

Ozone Depleting Substances (ODSs)

No potential concerns were identified with respect to ODS on the subject site.

Demolition Debris

As previously noted, the southern portion of the subject property was formerly occupied by a residential dwelling. As a result, demolition debris may be present within the former residential dwelling location. At the time of future site re-development, any potential on-site buried building materials will have to be properly disposed of.

5.3 Adjacent Properties

Land use adjacent to the subject site was as follows:

- North – Carling Avenue followed by an office building.
- South – Commercial property.
- East – Bronson Avenue followed by an athletic field.
- West – Commercial property and vacant land.

The current uses of the adjacent properties were not considered to pose an environmental concern to the subject site. Current land use adjacent to the subject site is illustrated on Drawing PE4146-1 – Site Plan in the Appendix.

6.0 CONCLUSION

6.1 Assessment

A Phase I - Environmental Site Assessment (ESA) was carried out for the properties addressed 770 and 774 Bronson Avenue, in the City of Ottawa, Ontario. The purpose of this environmental assessment was to research the past and current use of the site and adjacent properties and identify any environmental concerns with the potential to have impacted the subject site.

Based on a review of available historic information, no new environmental concerns were identified on the subject site. The northern portion of the subject property (770 Bronson Avenue) has historically been utilized as retail fuel outlet and automotive service garage. The southern portion of the subject site (774 Bronson Avenue) has historically been utilized for residential purposes. Surrounding properties have historically been used for commercial, residential or institutional purposes. No new potential environmental concerns were identified with regard to the historical use of the subject or neighbouring properties.

Following the historical research, a site visit was conducted to assess the potential for environmental concerns regarding the subject and surrounding properties. The northern portion of the subject site is currently occupied by the vacant former automotive service garage structure while the southern portion of the subject property is vacant and gravel covered. The surrounding properties are occupied by commercial, residential or institutional purposes. No new potential environmental concerns were identified during the site visit with regard to the subject or neighbouring properties.

Based on the findings of the Phase I - Environmental Site Assessment, **it is our opinion that no further investigative work is required for the subject property at this time.**

6.2 Recommendations

Soil

As previously noted, PHC impacted soil in excess of the applicable Ontario Ministry of Environment (MOE) standards was identified in the area of the former UST nest at 770 Bronson Avenue during an on-site Phase II-ESA conducted by others in August of 2015. Similarly, metals and PAH impacted soil in excess of the applicable MOE standards was identified at 774 Bronson Avenue as part of a January 2015 Phase II-ESA conducted by others. The source of the impacted soil is suspected to be in relation to the previous use of the subject lands. The groundwater test results conducted at that time, on both properties, complied with the applicable MOE standards.

Migration of the previously identified on-site soil impacts is expected to be minimal based on the quality of the on-site groundwater. It is our opinion that a soil remediation program, involving the removal of all on-site impacted soil, be completed concurrently with the re-development of the subject lands. The most practical method would be to transfer the impacted soil to a registered waste disposal facility under the guidance of a member of this firm. It should be noted that if soil which contains contaminant concentrations that meet the subject property standards but exceed the MECP Table 1 (background) standards has to be removed from the site for construction purposes, it will have to be disposed of at an approved waste disposal facility at a premium.

Demolition Debris

As previously noted, the southern portion of the subject site (774 Bronson Avenue) was formerly occupied by a residential dwelling. As a result, demolition debris may be present within the former residential dwelling location. At the time of site re-developed, any potential on-site buried building materials will have to be properly disposed of.

7.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment report has been prepared in general accordance with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review along with a field inspection program and testing program. The findings of the Phase I 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 Katasa Groupe et Developpment. Permission and notification from Katasa Groupe et Developpment and Paterson Group Inc. will be required to release this report to any other party.

Paterson Group Inc.



Eric Leveque, B.A.

Report Distribution:

- Katasa Groupe et Developpment (2 copies)
- Paterson Group Inc. (1 copy)

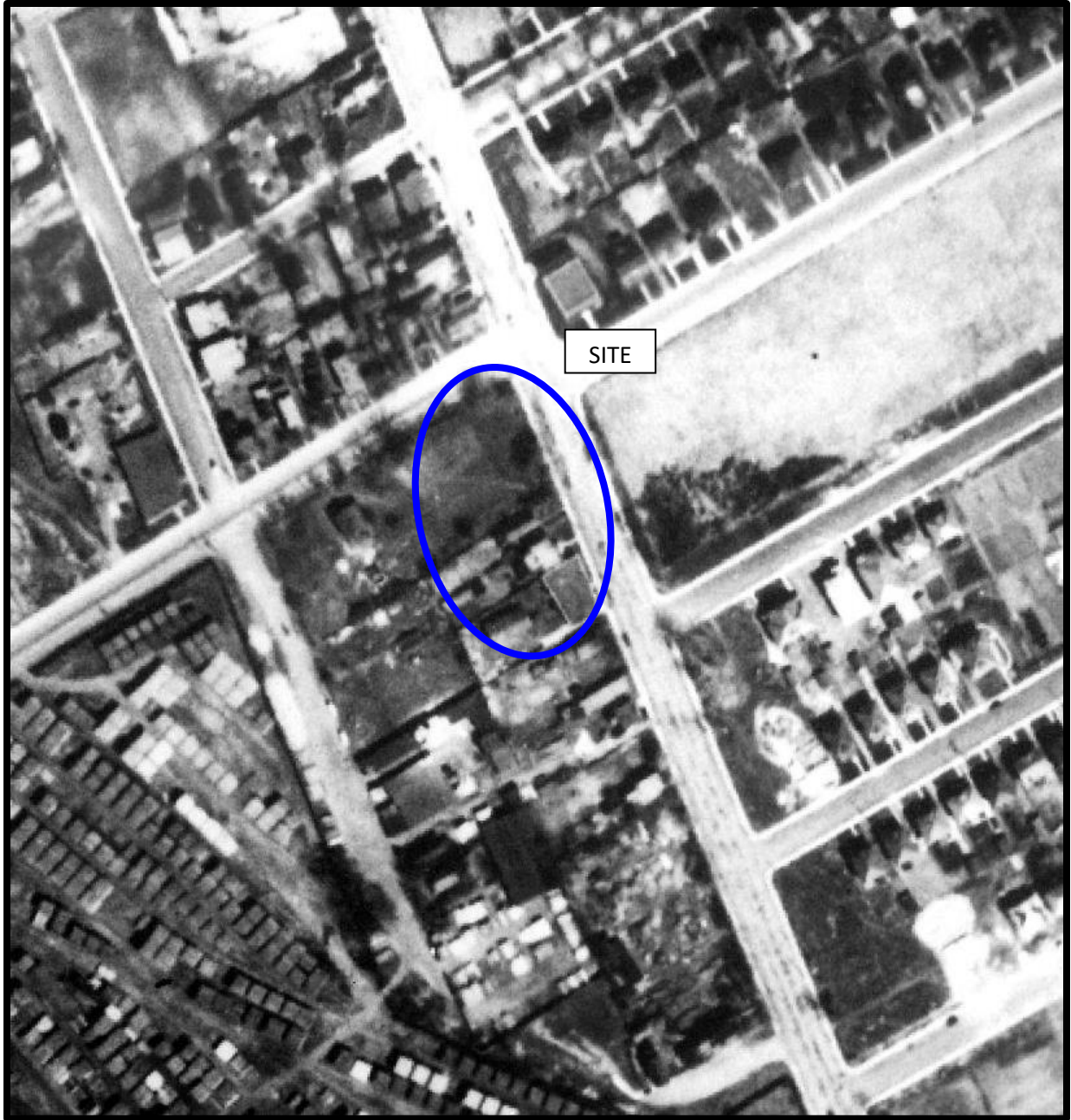
APPENDIX 1

AERIAL PHOTOGRAPHS

TSSA RESPONSE

FIGURE 1 – KEY PLAN

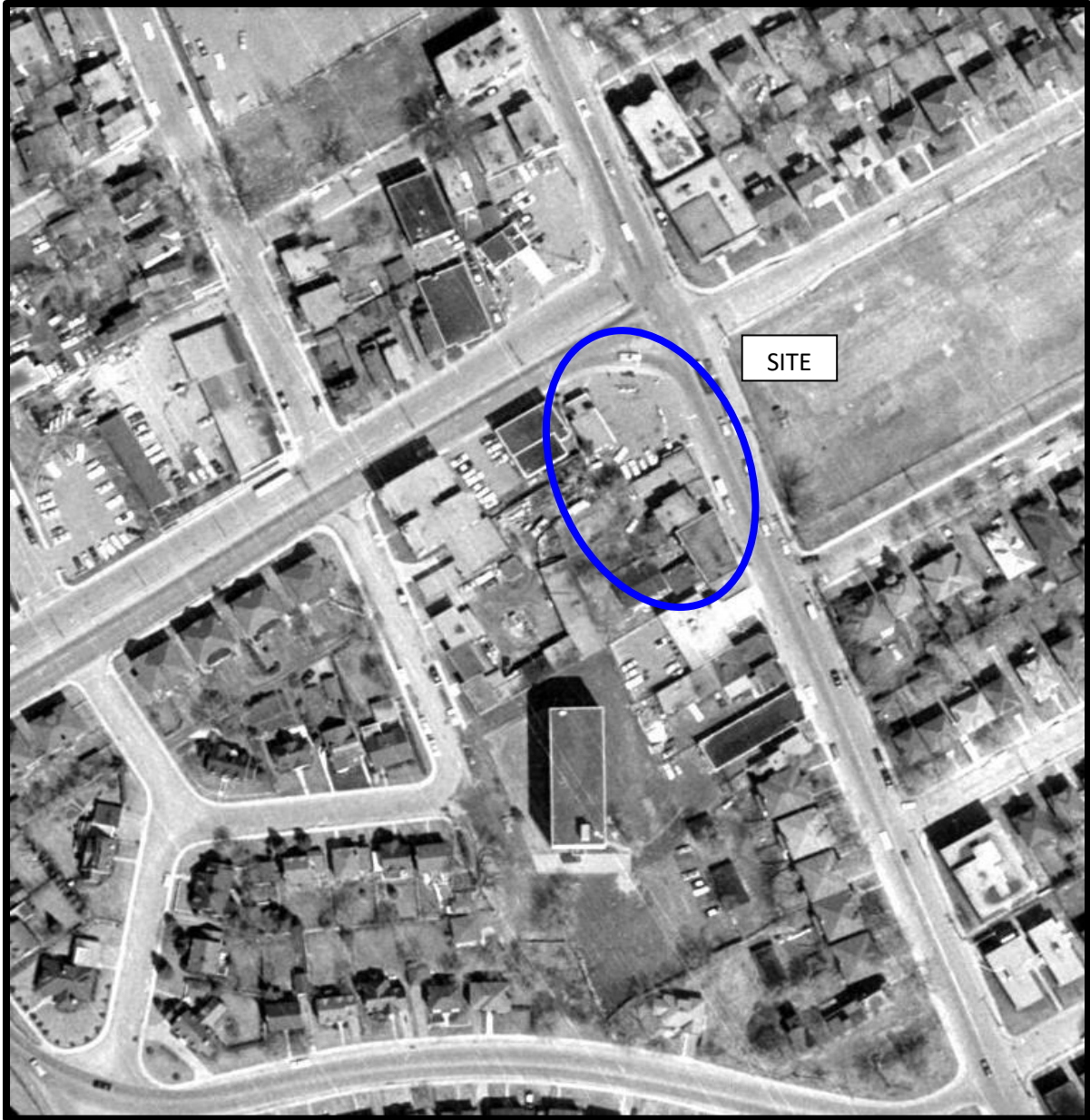
DRAWING: PE4146-1 – SITE PLAN



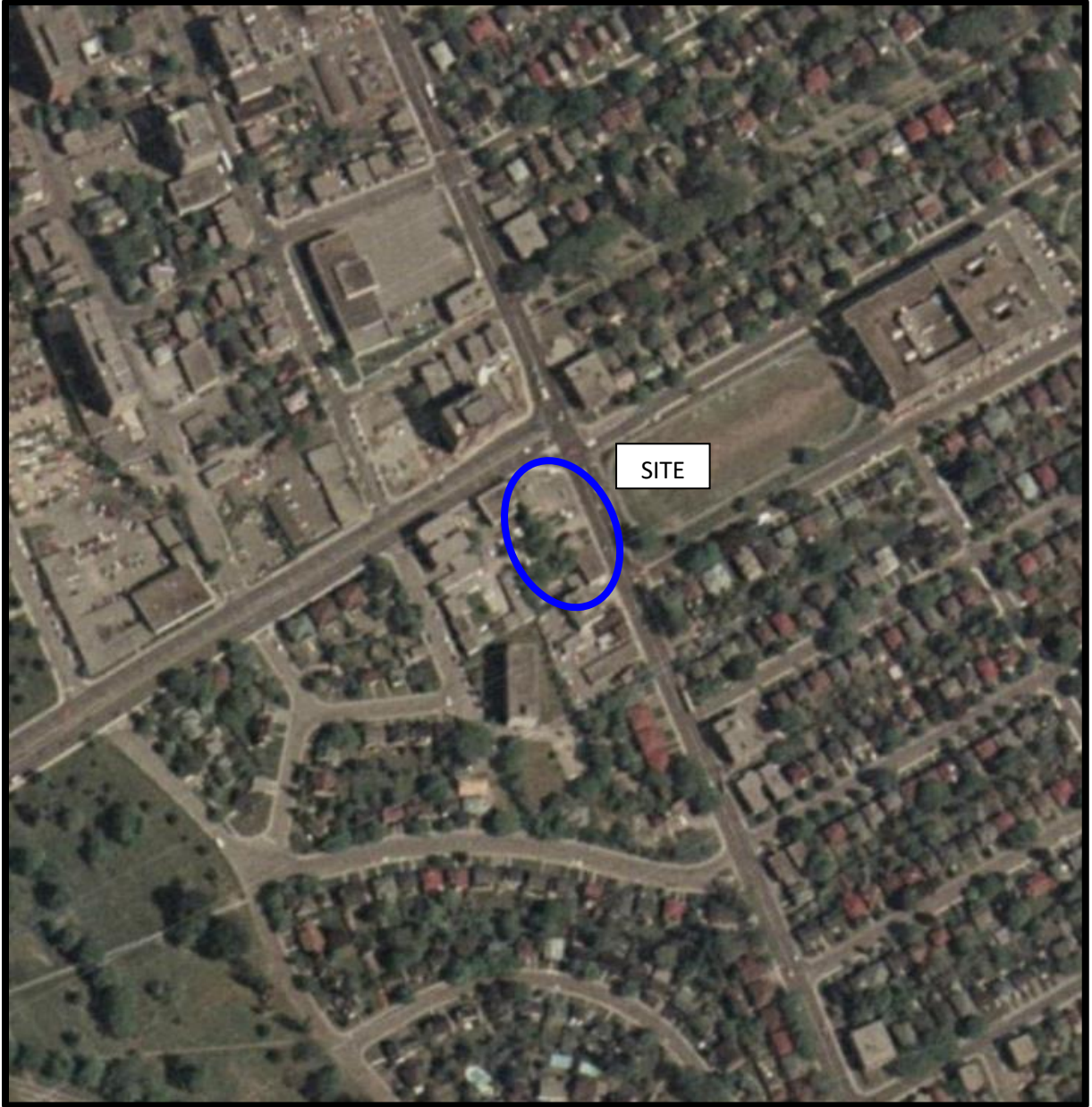
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1928



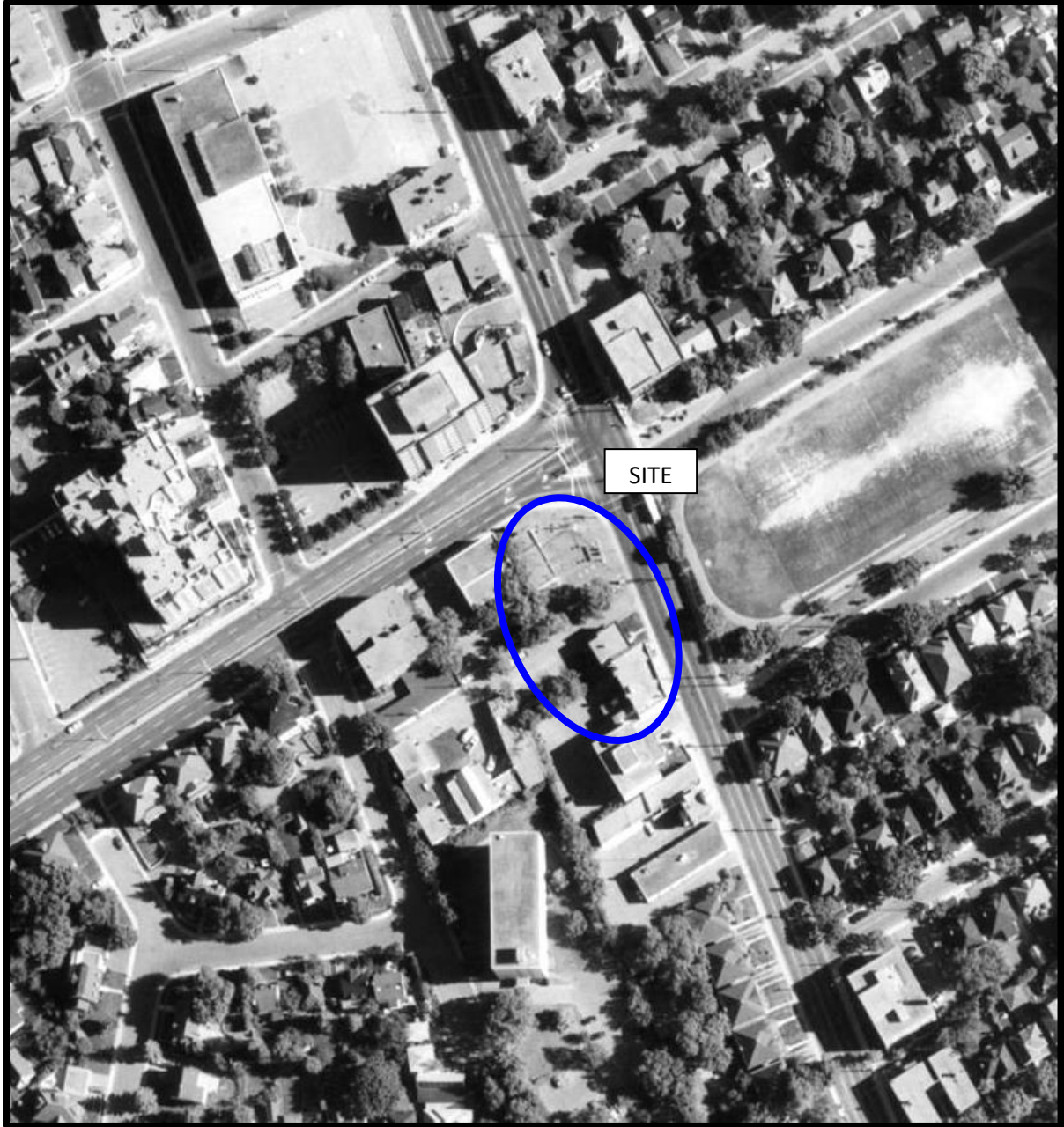
AERIAL PHOTOGRAPH
1956



AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH
1976

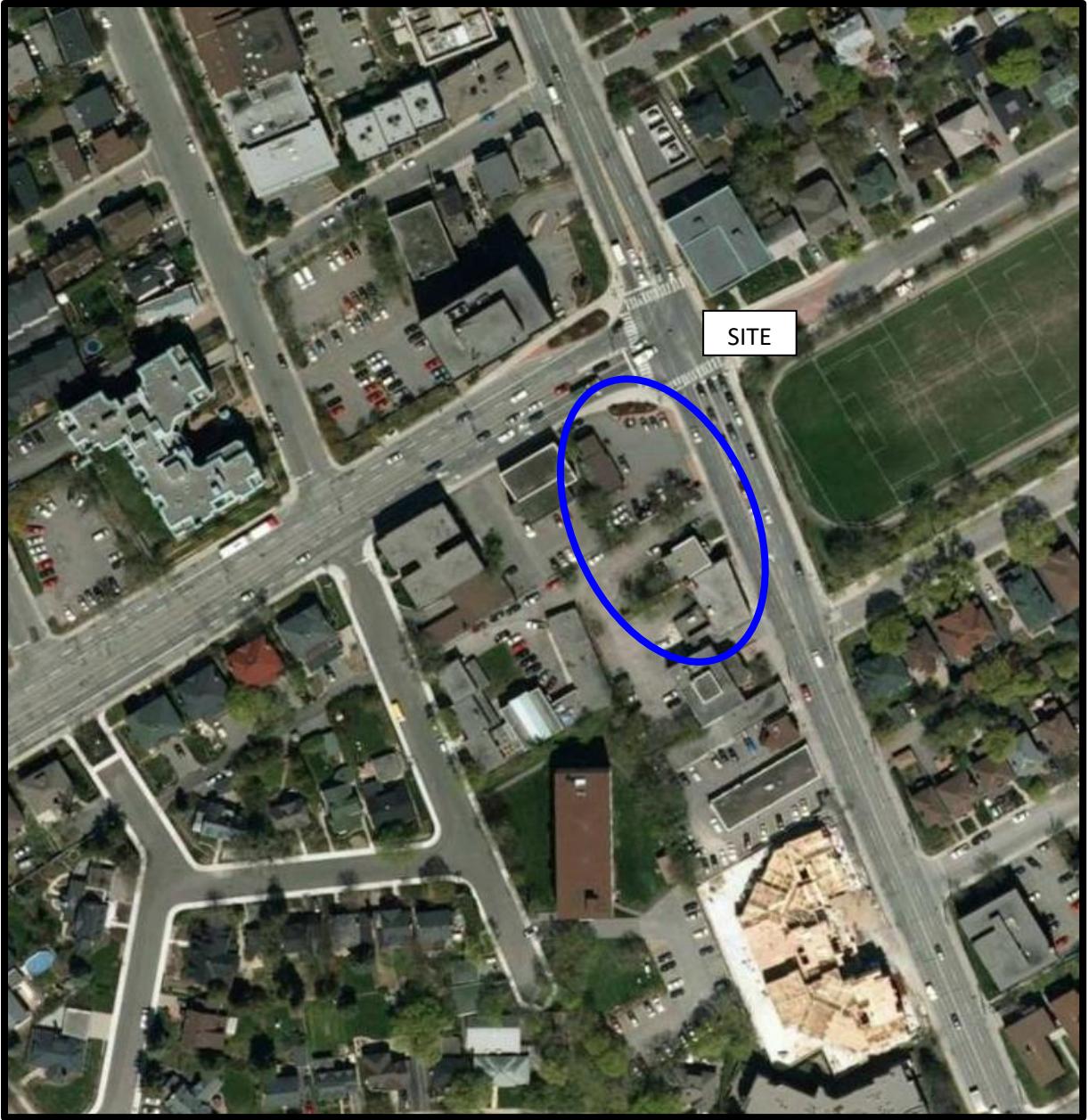


AERIAL PHOTOGRAPH
1991

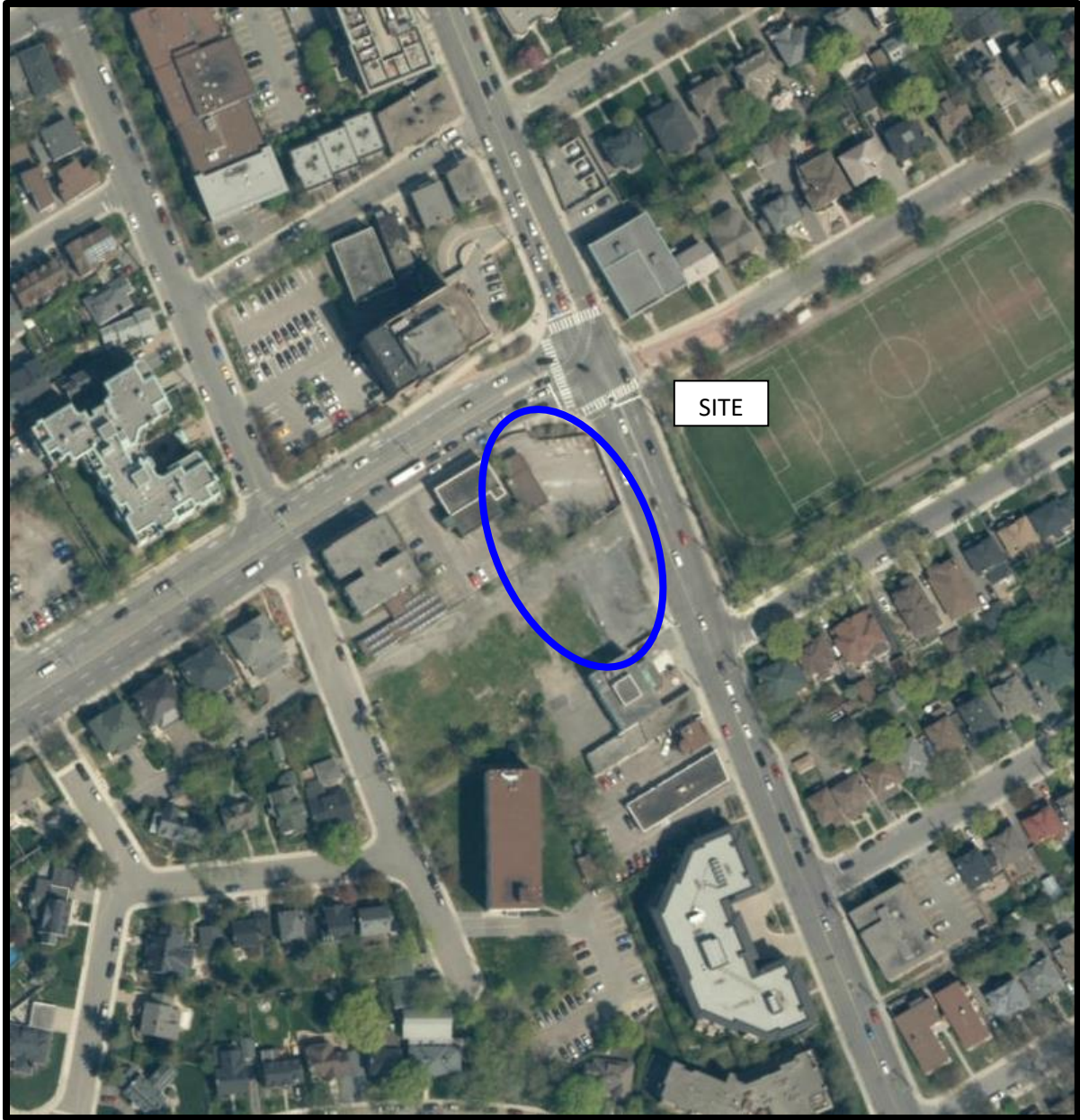


AERIAL PHOTOGRAPH
2002

patersongroup



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Eric Leveque

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: April 6, 2020 8:44 AM
To: Eric Leveque
Subject: RE: storage tank request - Record Fuels

Hello,

I have searched the below noted address (addresses) and I have located the following record:

Inst Number	Context	Address	City	Province	Postal Code	Inststatusname	Segn
9555979	FS Facility	770 BRONSON AV	OTTAWA	ON	K1S 4G4	EXPIRED	FS G
10075444	FS Facility	770 BRONSON AV	OTTAWA	ON	K1S 4G4	EXPIRED	FS P FACI
10901584	FS Liquid Fuel Tank	770 BRONSON AV	OTTAWA	ON	K1S 4G4	EXPIRED	FS L
11326312	FS Liquid Fuel Tank	770 BRONSON AV	OTTAWA	ON	K1S 4G4	EXPIRED	FS L
11326332	FS Liquid Fuel Tank	770 BRONSON AV	OTTAWA	ON	K1S 4G4	EXPIRED	FS L
11326353	FS Liquid Fuel Tank	770 BRONSON AV	OTTAWA	ON	K1S 4G4	EXPIRED	FS L

Effective November 1, 2017 TSSA requires that any requests for the release of public information, must complete the release for public information form. The release for public information form can be found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392. Please complete the form (1 address per form) and email the completed form to 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,

Roxana



Public Information Agent

Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Eric Leveque <ELeveque@Patersongroup.ca>
Sent: April 3, 2020 3:55 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: storage tank request

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

To whom it may concern,

Could you please provide me with a records search for the following properties:

- 1) 770 Bronson Avenue, Ottawa, Ontario;
- 2) 774 Bronson Avenue, Ottawa, Ontario;
- 3) 270 Carling Avenue, Ottawa, Ontario;

- 4) 265 Carling Avenue, Ontario;
- 5) 786 Bronson Avenue, Ontario;
- 6) 788 Bronson Avenue, Ontario;
- 7) 247 Glebe Avenue, Ontario;
- 8) 280 Carling Avenue, Ottawa, Ontario;
- 9) 696 Bronson Avenue, Ottawa, Ontario;
- 10) 557 Cambridge Street South, Ottawa, Ontario;

I will need to know what records you have for underground fuel storage tanks on these properties, such as, number of tanks, capacity, date installed, fuel type etc.

Regards,

Eric Leveque, B.A.
Associate

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Solution Oriented Engineering

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URL: <http://www.patersongroup.ca>

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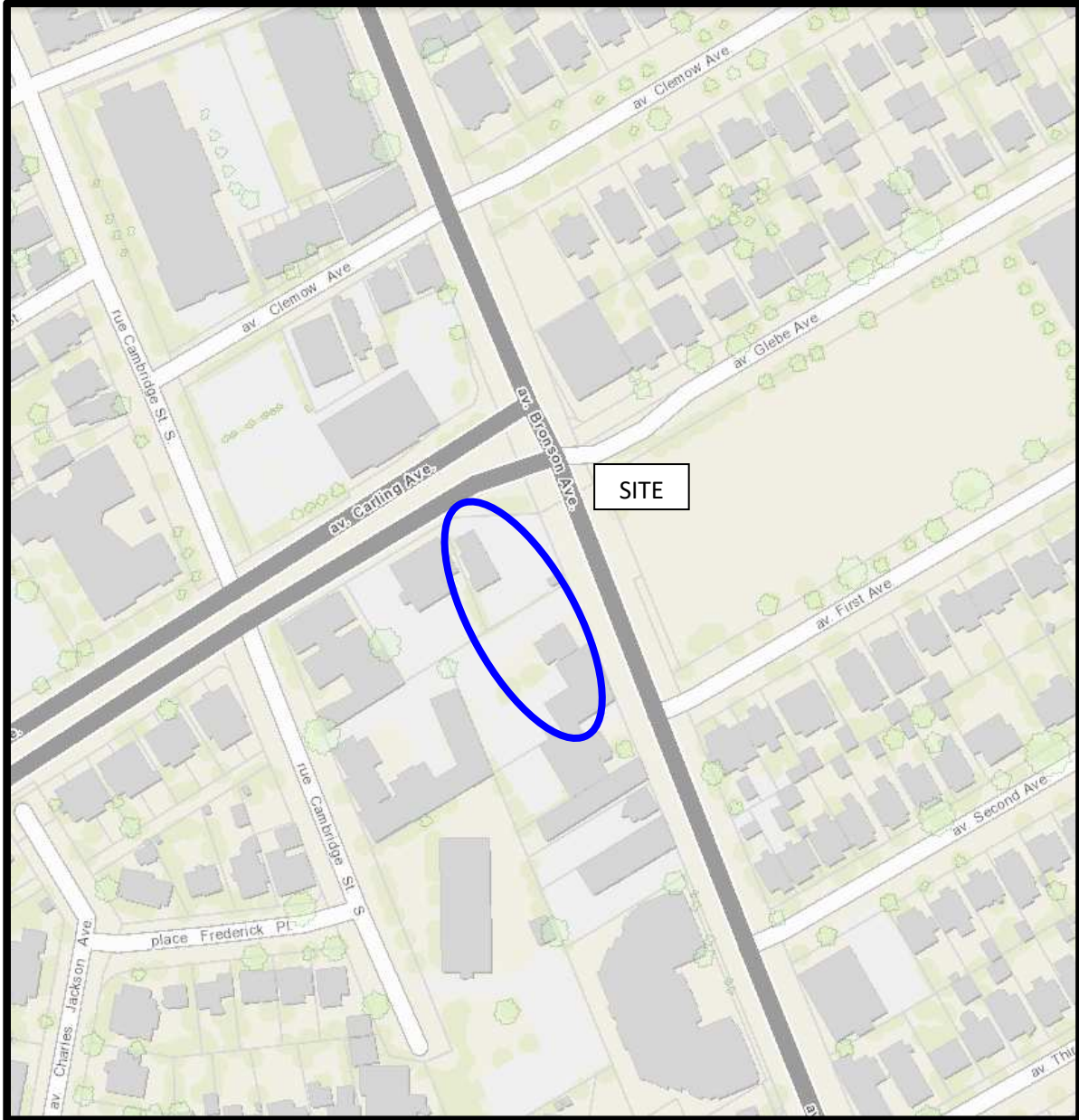
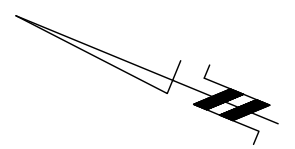
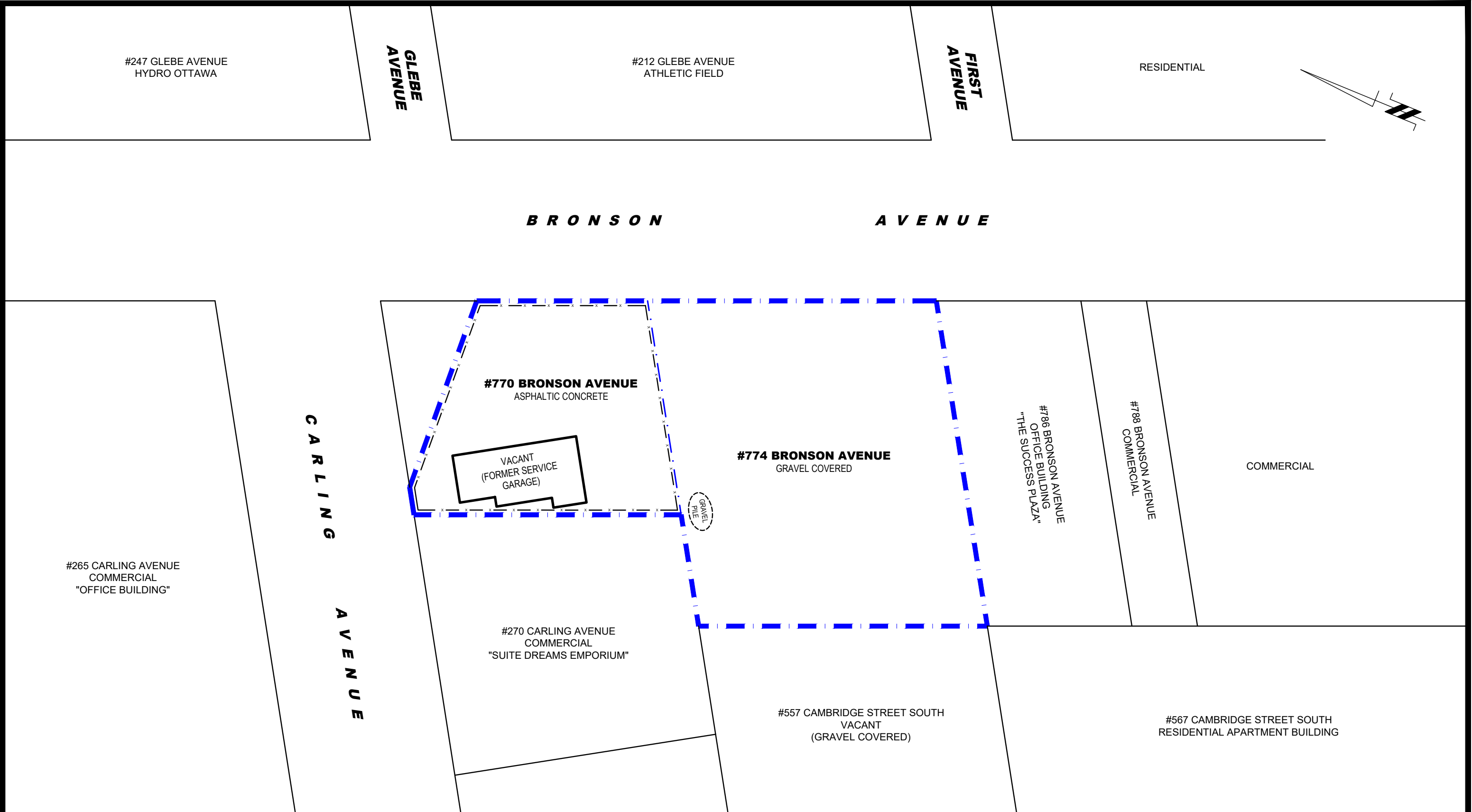


FIGURE 1
KEY PLAN



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consulting engineers

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

NO.	REVISIONS	DATE	INITIAL
0			

KATASA GROUPE ET DEVELOPPEMENT
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
770 AND 774 BRONSON AVENUE

OTTAWA, ONTARIO
 Title: **SITE PLAN**

Scale:	1:500	Date:	04/2020
Drawn by:	MPG	Report No.:	PE4146-1
Checked by:	EJL	PE4146-1	Revision No.:
Approved by:	EJL		