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Phase I Environmental Site Assessment

Vacant Land – Cope Drive at Akerson Road
Ottawa, Ontario

Prepared For

TCK Co-Tenancy
c/o Thomas Cavanagh Construction Ltd.

Paterson Group Inc.

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August 14, 2015

Report: PE3613-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by TCK Co-Tenancy and Cavanagh Construction to conduct a Phase I - Environmental Site Assessment of several parcels of vacant property on Cope Drive at Akerson Road, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Historically, the site has always been vacant or agricultural. The neighbouring historical land use was similar to the subject site. No potentially contaminating activities were identified with the historical use of the subject site or neighbouring properties.

Following the historical research, a site visit was conducted to assess the subject site and Phase I-ESA study area. The property is currently vacant and grass covered, with the exception of a Rogers hub and storage container at 180 Cope Drive, and a construction site trailer and shed at 80 Cope Drive. Surrounding land use is primarily residential developments. The site visit did not identify any Potentially Contaminating Activities, and therefore, no Areas of Potential Environmental Concern have been identified with respect to the subject site.

Conclusion

Based on the results of the Phase I - ESA, **it is our opinion that a Phase II - Environmental Site Assessment is not required for the property at this time.**

1.0 INTRODUCTION

At the request of TCK Co-Tenancy and Cavanagh Construction (Cavanagh), Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I-ESA) of several parcels of vacant land located on either side of Cope Drive and west of Akerson Road, 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. Mark Purchase of Cavanagh. Cavanagh's offices are located at 9094 Cavanagh Road, Ashton Ontario. Mr. Purchase can be reached by telephone at 613-257-2918.

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

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

2.0 PHASE I PROPERTY INFORMATION

Addresses:	80, 88, 110, 112, 140, 151, and 180 Cope Drive, Ottawa, Ontario.
Legal Description:	Blocks 1, 24, 42, 43, 46, 103, and 104 on Plan 4M-1383 (Part of Lots 30 and 31, Concession 10), Geographic Township of Goulbourn, City of Ottawa, Ontario.
Property Identification Numbers:	04478-0180, 04478-0179, 04478-0119, 04478-0118, 04478-0100, 04478-0122, 04478-0077
Location:	The subject site is five (5) areas of vacant land located to the south and north of Cope Drive between Akerson Road and Terry Fox Drive. For purposes of this report, Terry Fox Drive will be considered to be to the west of the subject property.
Latitude and Longitude:	45° 16' 44" N, 75° 52' 11" W.
Site Description:	
Configuration:	Irregular.
Site Area:	0.36 ha (80 and 88 Cope Drive), 0.22 ha (110 and 112 Cope Drive), 0.56 ha (140 Cope Drive), 0.73 ha (151 Cope Drive), and 0.52 ha (180 Cope Drive), totalling approximately 2.4 ha.
Zoning:	GM – General Mixed Use (80, 88, 140, 151, and 180 Cope Drive) and R3X – Residential Third Density (110 and 112 Cope Drive).
Current Use:	The site parcels are undeveloped.
Services:	The subject site is located in a municipally serviced area, but no services are expected to be on site.

3.0 SCOPE OF INVESTIGATION

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

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

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

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

First Developed Use Determination

According to aerial photos, the subject site has never been developed, although it has been used for agricultural purposes in the past.

National Archives

City directories and Fire Insurance Plans (FIPs) are not available for the subject area.

Chain of Title

A title search for the subject property was requested from Read Abstracts Ltd. of Ottawa, Ontario. At the time of issuing this report, the title search had not been received from Read Abstracts. Given that the site has never been developed, it is not expected that the title search will contain any significant information. The subject site is currently owned by The Regional Group of Companies (1230374 Ontario Ltd.).

Current Plan of Survey

A current plan of survey was reviewed as a part of this assessment. The survey plan was prepared by Annis, O'Sullivan, Vollebekk Ltd., dated May 7, 2009. The survey plan shows the subject site in its current configuration.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on July 9, 2015. 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.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites are located within the Phase I study area.

Ontario Ministry of Environment and Climate Change (MOECC) Instruments

A request was submitted to the MOECC Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MOECC issued instruments for the site. At the time of issuing this report, a response from the Ministry of Environment and Climate Change had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Coal Gasification Plant Inventory

The Ontario Ministry of Environment and Climate Change document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MOECC Incident Reports

A request was submitted to the MOECC Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MOECC for the site or adjacent properties. At the time of issuing this report, a response from the Ministry of Environment and Climate Change had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Waste Management Records

A request was submitted to the MOECC Freedom of Information office for information with respect to waste management records. At the time of issuing this report, a response from the Ministry of Environment had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Submissions

A request was submitted to the MOECC Freedom of Information office for information with respect to reports related to environmental conditions for the property. At the time of issuing this report, a response from the MOECC had not been received. Should the MOECC response contain any pertinent information, the client will be notified.

MOECC Brownfields Environmental Site Registry

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

MOECC Waste Disposal Site Inventory

The Ontario Ministry of Environment and Climate Change document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. Based on the available information, no waste disposal sites were present within the Phase I study area.

Areas of Natural Significance

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on July 9, 2015. The search did not reveal any areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on August 11, 2015 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. The TSSA search returned a record of a propane cylinder inspection at 80 Cope Drive. No other records were returned for properties in the Phase I study area. A copy of the TSSA correspondence is included in Appendix 2.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former landfill sites were identified within the Phase I study area.

City of Ottawa Historical Land Use Inventory

A request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was sent on August 7, 2015 to the City of Ottawa. At the time of issuing this report, a response from the City had not been received. Should the City of Ottawa response contain any pertinent information, the client will be notified.

Previous Environmental Reports

Several Phase I Environmental Site Assessments have been conducted by Paterson on properties in the vicinity of the current study area including one on the subject site. No environmental concerns were identified in a review of these assessment reports.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1945 | The subject property and surrounding properties are used for agricultural purposes, with the exception of a treed area surrounding Mahoney Creek. |
| 1976 | (City of Ottawa website) The subject property is vacant, and may be agricultural. The surrounding properties are tree covered to the north and east, and vacant or agricultural to the west and south. |
| 1984 | The subject site is mostly tree covered, with the exception of a small portion in the southeast. Neighbouring properties to the west and south are agricultural, while the lands surrounding Mahoney Creek to the north and east are tree covered. |

- 1993 No significant changes have been made to the subject property or to neighbouring properties. Part of Cope Drive has been constructed to the east of the subject property, extending westward from Eagleson Road.
- 2002 No significant changes have been made to the subject property or to neighbouring properties with the exception of a small development on the south side of Cope Drive, to the east of the subject site.
- 2014 (City of Ottawa website) The subject lands are vacant and grass covered. The surrounding properties have been developed with residential dwellings and roads. Cope Drive is present, extending from Eagleson Road to Terry Fox Drive.

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

Topographic Maps

Topographic information was obtained from Natural Resources Canada – The Atlas of Canada website. The topographic maps indicate that the elevation of the subject site is approximately 100 m ASL, and that the regional topography in the general area of the site slopes downward to the southeast. An illustration of the referenced topographic map is presented on Figure 2 – Topographic Map, appended to this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website, as a part of this assessment. According to the publication and attached mapping, the site is situated within the St. Lawrence Lowlands, Till Plains (Drumlinized) physiographic region. 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.” Mapping shows the subject site as situated on an area of organic deposits, offshore marine sediments, and till.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment.

Based on this information, bedrock in most of the site area consists of interbedded limestone and dolomite of the Gull River formation. Overburden consists of offshore marine sediments, with a drift thickness of 10 to 25 m.

Water Well Records

A search of the MOECC's web site for all drilled well records within 250 m of the subject site was conducted on July 9, 2015. The search did not return any records for the subject site. The search returned a record of one (1) drinking water well within the Phase I study area, on Northgraves Crescent, near Henbury Way, which was completed in 1955. This well is not considered to be in current use, since the area is municipally serviced.

Water Bodies and Areas of Natural Significance

Mahoney Creek was identified in the Phase I study area, and runs between 88 and 110 Cope Drive. No other water bodies were identified in the Phase I study area.

5.0 INTERVIEWS

Property Owner Representative

Mr. Mark Purchase, of Cavanagh Construction, was not aware of any environmental concerns with respect to the subject site.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted August 7, 2015. Weather conditions were sunny, with a temperature of approximately 20° C. Personnel from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site visit.

6.2 Specific Observations at Phase I Property

Site

The subject site is undeveloped, and surrounding properties are mostly residential dwellings, with agricultural fields present to the west of the subject site, at 5331 Fernbank Road. Some low vegetation (mostly grasses) is currently on the site. No ponded water or signs of surficial staining were observed at the time of the site visit. The vacant parcel of land at 180 Cope Drive includes a storage container and a Rogers hub building at the south end. Some gravel fill covered areas are present on the subject site, and the property at 80 Cope Drive contains a construction site office and storage shed. Two (2) monitoring wells or settlement plate pipes were observed at 151 and 180 Cope Drive.

Underground Utilities

The subject site is located in a municipally serviced area; at the time of the site visit, underground utilities markings were observed at the site perimeters and extending from several pad mounted transformers on the properties at 151, 180, and 140 Cope Drive. The transformers are new and would not contain PCBs. No staining or leaks were observed around the transformers. The transformers do not pose a concern to the subject land.

Neighbouring Properties

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

- North - Residential dwellings and Mahoney Creek; a children's playground is present at the northwest corner of Cope Drive and Akerson Road;
- South - Residential dwellings and Mahoney Creek;
- East - Residential dwellings and First Air airline headquarters at 20 Cope Drive;
- West - Agricultural fields, followed by Terry Fox Drive and a Wal-Mart shopping centre.

Property use within the Phase I study area is shown on Drawing PE3613-2 Surrounding Land Use Plan.

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 any associated potentially contaminating activities dating back to the first aerial photo observed.

Table 1 - Land Use History – Subject Property			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
1945 to present	Predominantly vacant, some agricultural	None	None

Table 2 - Land Use History – Surrounding Properties			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
1945 to 2002	Vacant / Agricultural	None	None
2002 to Present	Residential, commercial, recreational	None	None

Potentially Contaminating Activities (PCAs)

No Potentially Contaminating Activities were identified on the subject site or within the Phase I study area.

Areas of Potential Environmental Concern (APECs)

No Areas of Potential Environmental Concern have been identified on the subject property.

Contaminants of Potential Concern

There are no Contaminants of Potential Concern since there are no APECs.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Phase I property is located in an area of limestone and dolomite bedrock, and offshore marine sediment overburden soils. Groundwater flow is expected to reflect site topography and flow in a southeasterly direction.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Potential Concern were identified for the subject site.

Existing Buildings and Structures

The parcels of the subject property are currently vacant with the exception of 180 Cope Drive, which includes a Rogers connectivity building and storage container on the south end, and 80 Cope Drive, which contains a construction site trailer and storage shed.

Water Bodies

Mahoney Creek is present within the Phase I study area, between two of the land parcels at the east end of the site.

Areas of Natural Significance

There are no identified areas of natural provincial significance within the Phase I study area.

Drinking Water Wells

There is a record of one (1) drinking water well within the Phase I study area which is not considered to be in current use.

Neighbouring Land Use

Neighbouring land use in the Phase I study area is currently residential, with a commercial property to the north and to the south of the site, and a playground at the north end of the subject site area. The residential properties consist of detached dwellings. The commercial properties consist of the headquarters for First Air airlines, located to the east of the of the subject site at the southeast corner of Cope Drive and Akerson Road, and a Wal-Mart shopping centre 150 m to the west, on the west side of Terry Fox Drive.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No Potentially Contaminating Activities or Areas of Potential Environmental Concern have been identified.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no areas of potential environmental concern on the subject site. The absence of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by TCK Co-Tenancy and Cavanagh Construction to conduct a Phase I - Environmental Site Assessment of several parcels of vacant property on Cope Drive at Akerson Road, in the City of Ottawa, Ontario. The purpose of this Phase I-Environmental Site Assessment (Phase I-ESA) was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Historically, the site has always been vacant or agricultural. The neighbouring historical land use was similar to the subject site. No potentially contaminating activities were identified with the historical use of the subject site or neighbouring properties.

Following the historical research, a site visit was conducted to assess the subject site and Phase I-ESA study area. The property is currently vacant and grass covered, with the exception of a Rogers hub and storage container at 180 Cope Drive, and a construction site trailer and shed at 80 Cope Drive. Surrounding land use is primarily residential developments. The site visit did not identify any Potentially Contaminating Activities, and therefore, no Areas of Potential Environmental Concern have been identified with respect to the subject site.

Conclusion

Based on the results of the Phase I - ESA, **it is our opinion that a Phase II - Environmental Site Assessment is not required for the property at this time.**

9.0 STATEMENT OF LIMITATIONS

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

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of TCK Co-Tenancy and Cavanagh Construction. Permission and notification from TCK, Cavanagh and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Anna Graham, M.E.S.



Mark S. D'Arcy, P. Eng.



Report Distribution:

- TCK Co-Tenancy c/o Thomas Cavanagh Construction Ltd. (2 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

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

Provincial Records

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

Municipal Records

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

Local Information Sources

Plan of Survey, prepared by Annis, O’Sullivan, Vollebekk Ltd., April 2009.
Personal Interviews.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE3613-1 – SITE PLAN

DRAWING PE3613-2 – SURROUNDING LAND USE PLAN

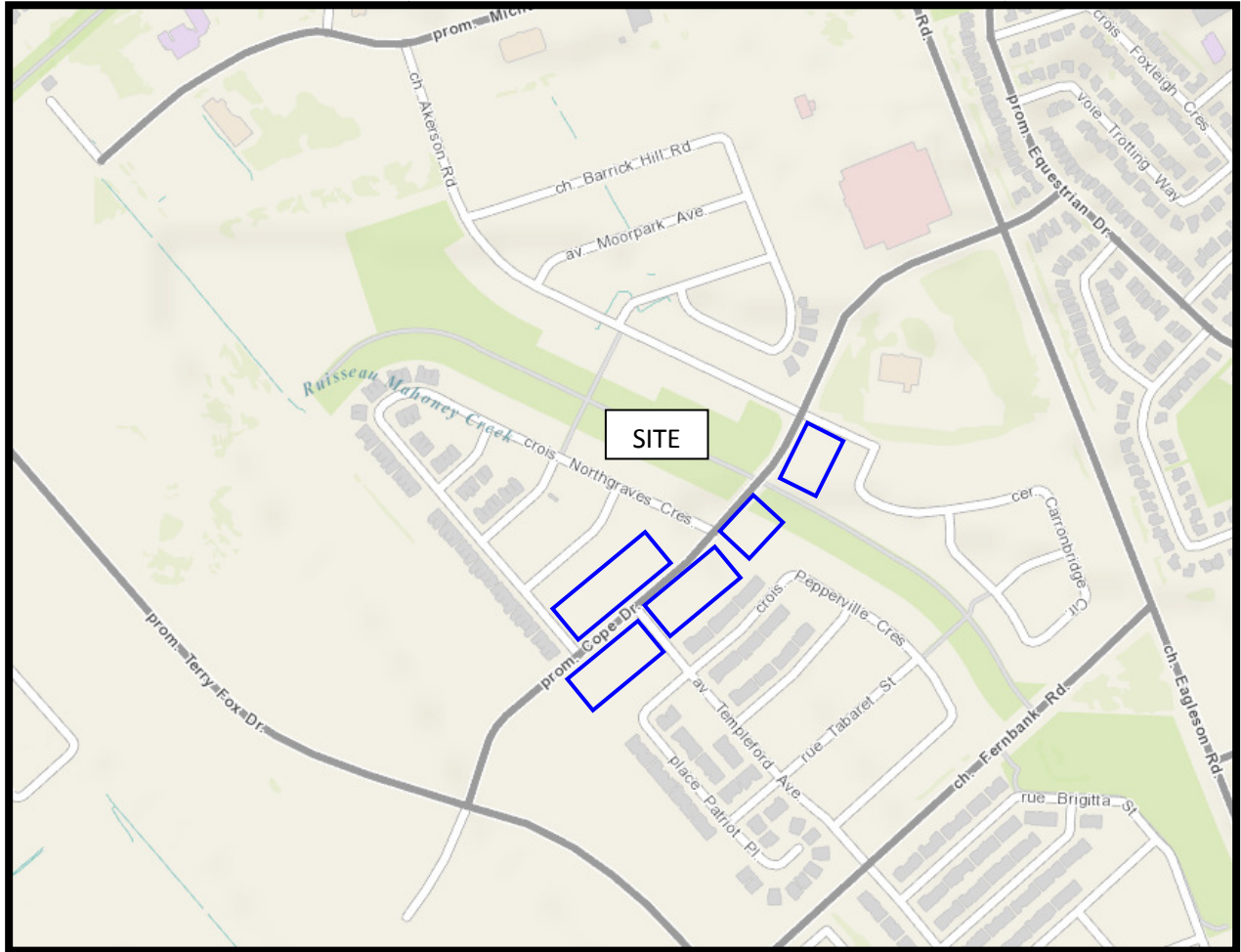


FIGURE 1
KEY PLAN

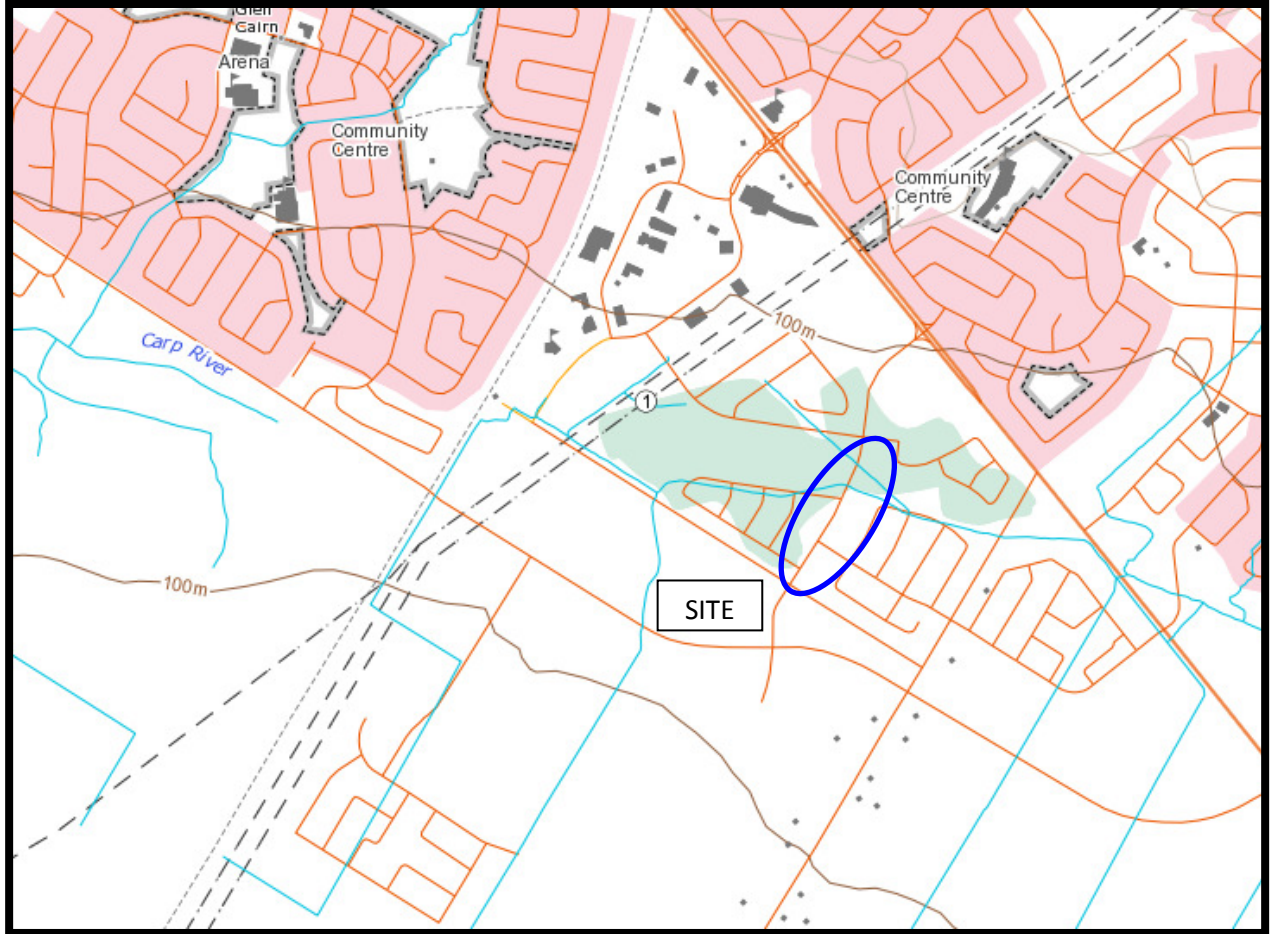
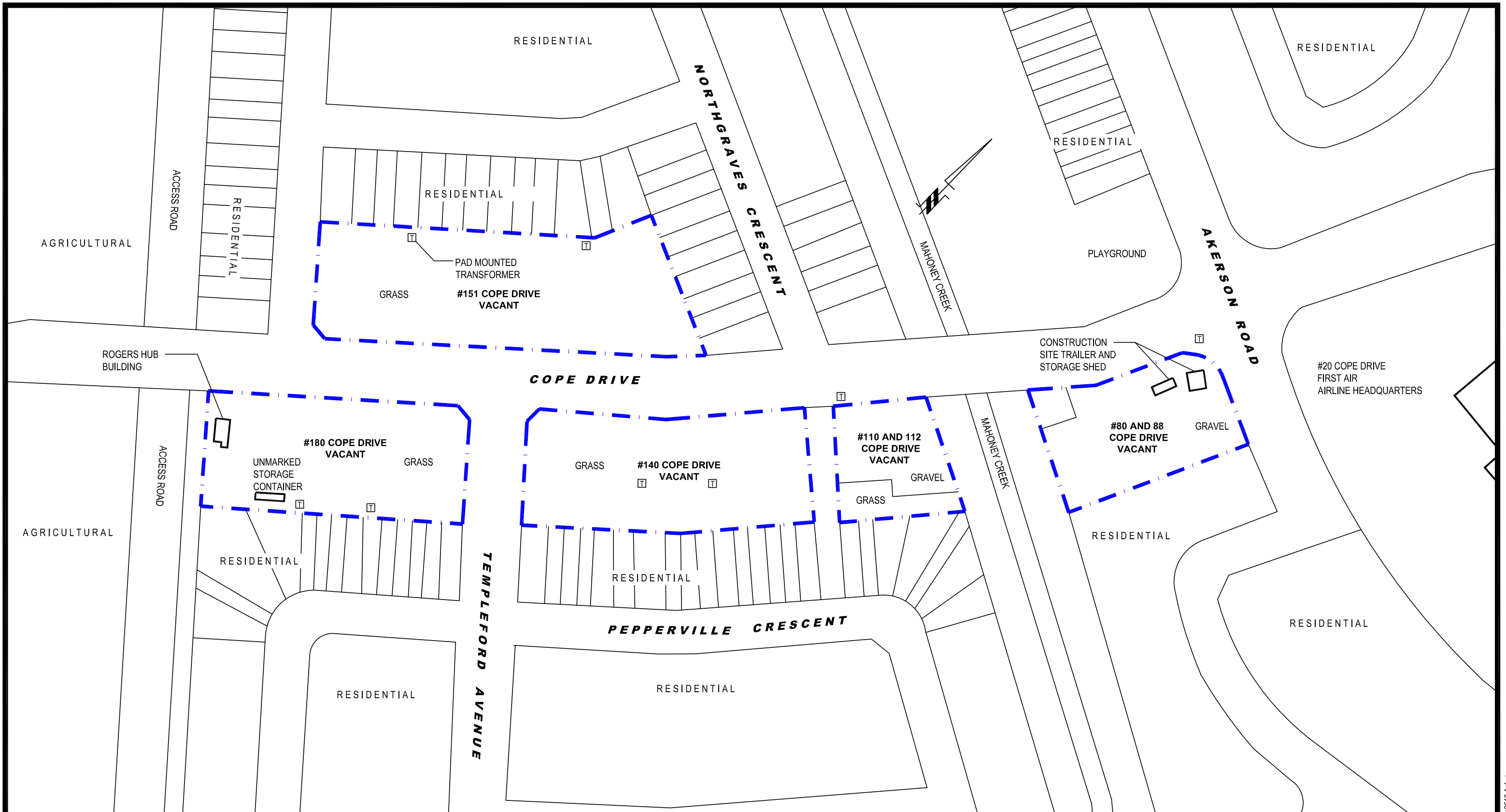


FIGURE 2
TOPOGRAPHIC MAP



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NO.	REVISIONS	DATE	INITIAL

TCK CO-TENANCY
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
COPE DRIVE AT AKERSON ROAD

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:1500	Date:	08/2015
Drawn by:	AG	Report No.:	PE3613-1
Checked by:	MD	Drawing No.:	PE3613-1
Approved by:	MSD		

PHASE I - ESA STUDY AREA



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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

TCK CO-TENANCY
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
COPE DRIVE AT AKERSON ROAD

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

Scale: 1:4000
Date: 08/2015
Drawn by: AG
Checked by: MD
Approved by: MSD

Report No.: PE3613-1
Drawing No.: **PE3613-2**

APPENDIX 1

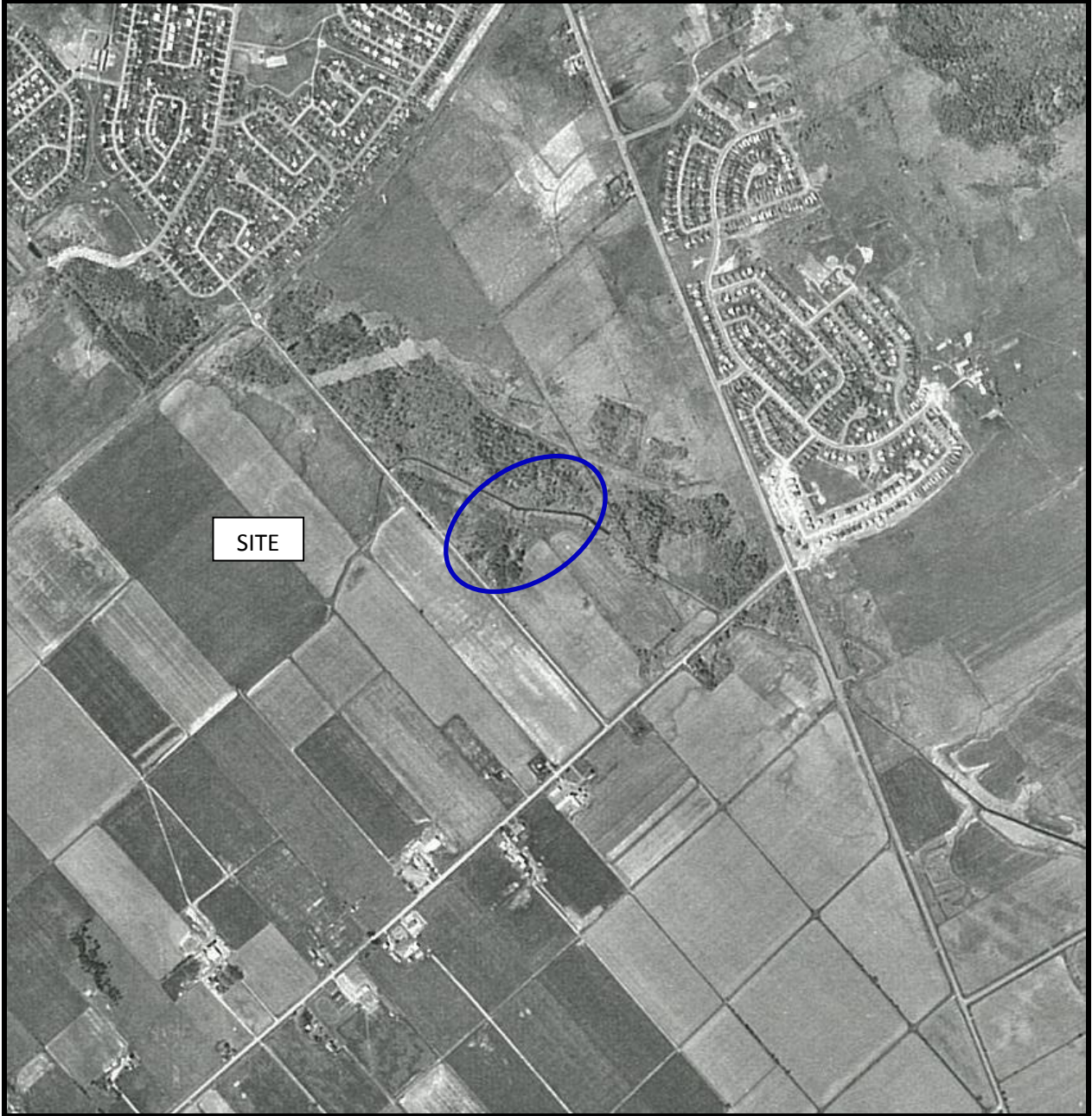
PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



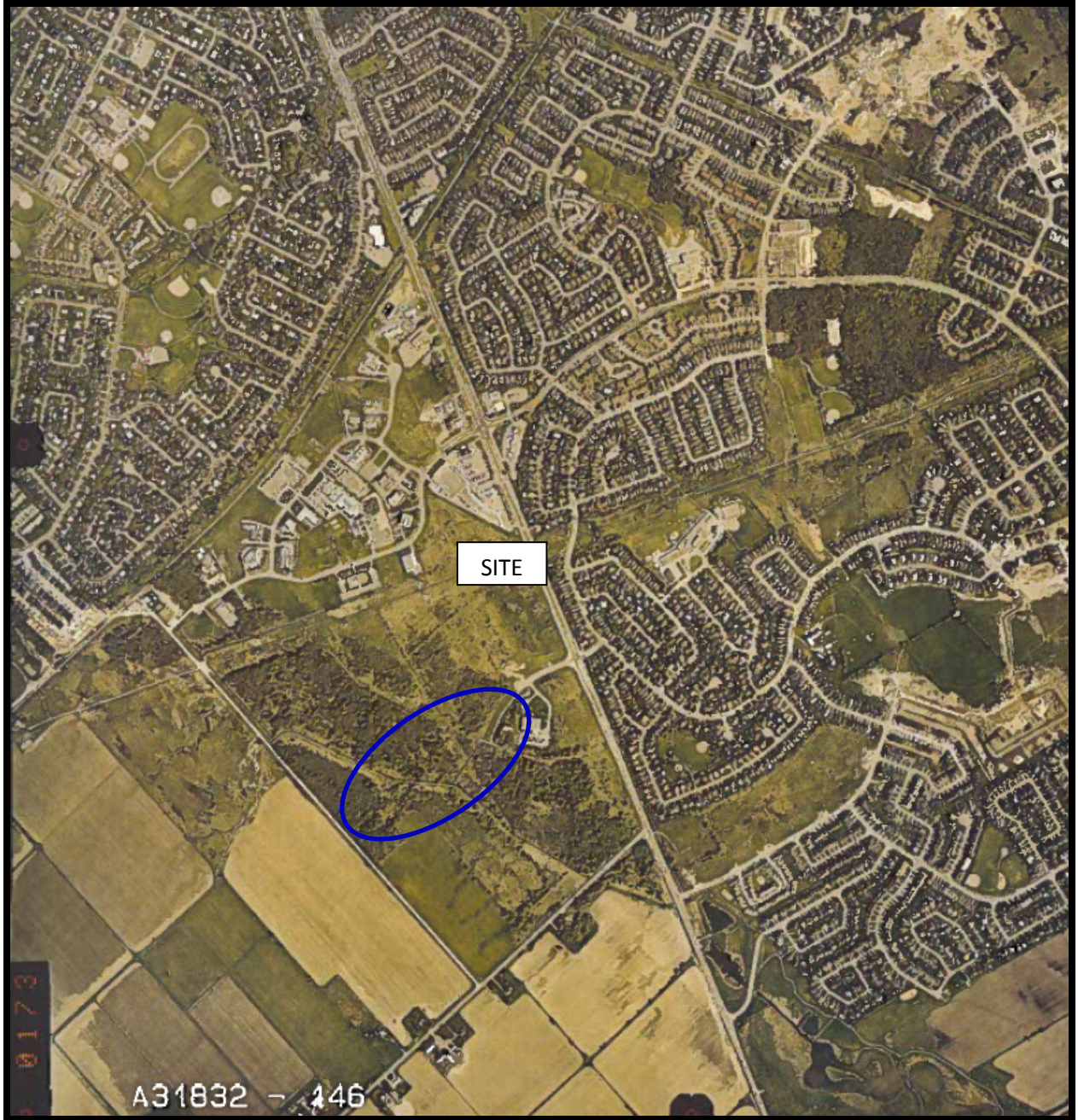
AERIAL PHOTOGRAPH
1945



AERIAL PHOTOGRAPH
1984



AERIAL PHOTOGRAPH
1993



AERIAL PHOTOGRAPH
2002

Site Photographs

PE3613

Cope Drive at Akerson Road, Ottawa, ON

August 7, 2015



Photograph 1: View of 151 Cope Drive from Northgraves Crescent, looking northeast.



Photograph 2: View of the south corner of 151 Cope Drive, with 180 Cope Drive visible in background.

Site Photographs

PE3613

Cope Drive at Akerson Road, Ottawa, ON

August 7, 2015



Photograph 3: View of the south end of 180 Cope Drive.



Photograph 4: View of 180 Cope Drive, looking southeast.

Site Photographs

PE3613

Cope Drive at Akerson Road, Ottawa, ON

August 7, 2015



Photograph 5: View of 140 Cope Drive, looking northeast.



Photograph 6: View of 110 and 112 Cope Drive, looking east. Mahoney Creek is present at the left of the photo, and a chainlink fence separates 110 and 112 Cope Drive properties.

Site Photographs

PE3613

Cope Drive at Akerson Road, Ottawa, ON

August 7, 2015



Photograph 7: View of 110, 88, and 80 Cope Drive, looking northeast. Mahoney Creek is present at the centre of the photo, and construction equipment is just visible on 80 Cope Drive, at centre left.

APPENDIX 2

MOECC FREEDOM OF INFORMATION REQUEST

TSSA CORRESPONDENCE

MOECC WATER WELL RECORDS

HLUI REQUEST

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agramah@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No. PE3613		Signature/Print /Name of Requester Anna Graham		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 151 Cope Drive (Block 46), Ottawa, Ontario Part of Lots 30 and 31 and Part of the Road Allowance between Lots 30 and 31, Concession 10, Geographic Township of Goulbourn.				
Present Property Owner(s) and Date(s) of Ownership 1230374 Ontario Ltd. (The Regional Group of Companies)				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters				Specify Year(s) Requested
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)				all
Orders				all
Spills				all
Investigations/prosecutions ► Owner AND tenant information must be provided				all
Waste Generator number/classes				all
Certificates of Approval ► Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986-present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986-present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986-present
waste water - industrial discharges				1986-present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986-present
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				1986-present
pesticides - licenses				1986-present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agramah@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No. PE3613		Signature/Print /Name of Requester Anna Graham		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 180 Cope Drive (Block 1), Ottawa, Ontario Part of Lots 30 and 31 and Part of the Road Allowance between Lots 30 and 31, Concession 10, Geographic Township of Goulbourn.				
Present Property Owner(s) and Date(s) of Ownership 1230374 Ontario Ltd. (The Regional Group of Companies)				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters				Specify Year(s) Requested
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)				all
Orders				all
Spills				all
Investigations/prosecutions ► Owner AND tenant information must be provided				all
Waste Generator number/classes				all
Certificates of Approval ► Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986-present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986-present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986-present
waste water - industrial discharges				1986-present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986-present
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				1986-present
pesticides - licenses				1986-present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Anna Graham Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: agraham@patersongroup.ca			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 613-226-7381 Fax 613-226-6344			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No. PE3613		Signature/Print /Name of Requester Anna Graham	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 80 and 88 Cope Drive (Blocks 104 and 103), 110 and 112 Cope Drive (Blocks 43 and 42), 140 Cope Drive (Block 24), Ottawa, Ontario. One owner. Part of Lots 30 and 31 and Part of the Road Allowance between Lots 30 and 31, Concession 10, Geographic Township of Goulbourn.	
Present Property Owner(s) and Date(s) of Ownership 1230374 Ontario Ltd. (The Regional Group of Companies)	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	

Search Parameters	Specify Year(s) Requested
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>	
Environmental concerns (General correspondence, occurrence reports, abatement)	all
Orders	all
Spills	all
Investigations/prosecutions ➤ Owner AND tenant information must be provided	all
Waste Generator number/classes	all

Certificates of Approval ➤ Proponent information must be provided		
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.		
	SD	Specify Year(s) Requested
air - emissions		1986-present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986-present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986-present
waste water - industrial discharges		1986-present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986-present
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste		1986-present
pesticides - licenses		1986-present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Anna Graham

From: squibell@tssa.org on behalf of Public Information Services
[publicinformationsservices@tssa.org]
Sent: August-11-15 9:14 AM
To: Anna Graham
Subject: Re: Records search request Cope Drive

Good morning Anna,

Thank you for your inquiry.

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

80 Cope Dr, Kanata has record of a propane cylinder inspection report.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, 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 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 Tue, Aug 11, 2015 at 8:55 AM, Anna Graham <AGraham@patersongroup.ca> wrote:

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:

140 Cope Drive

151 Cope Drive

180 Cope Drive

110 Cope Drive

80 Cope Drive

20 Cope Drive

112 Cope Drive

5331 Fernbank Road

100 Akerson Road

Thank you!

Anna Graham, B.Sc., M.E.S.

patersongroup

solution oriented engineering

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: [613\) 226-7381 Ext. 228](tel:6132267381)

Fax: [\(613\) 226-6344](tel:6132266344)

Email: agraham@patersongroup.ca

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

UTM 118Z 43114810
5R 501141210

316/50



RECEIVED
 114 JAN 30 1955
 GEOLOGICAL BRANCH
 DEPARTMENT OF MINES

15 No 2816

Elev. 4R 0311
 Basin 215

The Water-well Drillers Act, 1954
 Department of Mines

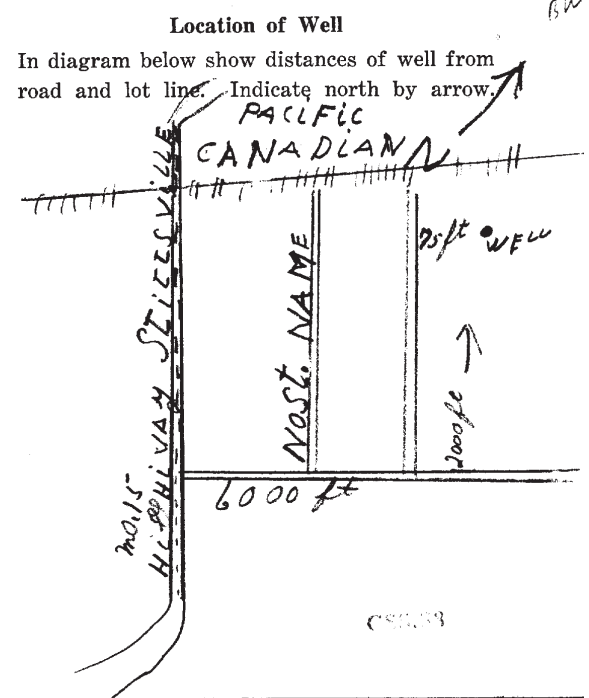
Water-Well Record

County or Territorial District Carleton Township, Village, Town or City Goulburn
 Con. 10 Lot 31 Street and Number (if in Village, Town or City) Bradley Plumb 633
 Owner [Redacted] Address Stittsville, Ont
 Date completed 12th November, 1955
 (day) (month) (year)

Pipe and Casing Record	Pumping Test
Casing diameter(s) <u>2 inch</u>	Static level <u>15 feet</u>
Length(s) <u>28 feet</u>	Pumping rate <u>720 gal per hr</u>
Type of screen	Pumping level <u>20 feet</u>
Length of screen	Duration of test <u>2 hrs</u>

Well Log	Water Record				
Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
<u>gravel in band</u>	<u>0</u>	<u>28</u>	<u>80 feet</u>	<u>65 feet</u>	<u>fresh</u>
<u>Lime rock hum</u>	<u>28</u>	<u>84</u>			

For what purpose(s) is the water to be used? house
 Is water clear or cloudy? clear
 Is well on upland, in valley, or on hillside? upland
 Drilling firm J. B. Dupere
 Address 1820 Carling AVE. Ottawa
 Name of Driller W. Ray
 Address 232 St Joseph Blvd Hull
 Licence Number 394
 I certify that the foregoing statements of fact are true.
 Date 12 novem 1955 W Ray
 Signature of Licensee



City of Ottawa – ISCS Department

INFORMAL REQUEST FOR INFORMATION PROCESS

INFORMATION SHEET

What is the informal Request for Information process?

The City of Ottawa provides an informal process through which parties conducting research on existing or former uses of a site, often for a Phase I Environmental Site Assessment or in conjunction with an application for a development approval, can request and obtain information from the City of Ottawa regarding properties located within its boundaries. As of January 1st, 2001, this process also incorporates information from the Historical Land Use Inventory (“HLUI”), which was compiled by the former Region of Ottawa-Carleton. This database was recently updated current to 2005 data.

This informal process provides applicants with a streamlined way in which to obtain useful information from the City of Ottawa. It is called an **informal process** because it allows applicants to request information outside of the legislated process found in the *Municipal Freedom of Information and Protection of Privacy Act* (“MFIPPA”).

What does the City of Ottawa do when it receives an informal Request for Information?

Once the City of Ottawa receives a request for information along with the appropriate consent and signed disclaimer, the search process is triggered. Staff members from the Planning and Growth Management Branch of the Infrastructure Services and Community Sustainability Department review the Request for Information and the consent to ensure that they are complete and, if necessary, clarify any details with the requester. The request is then circulated to the following Departments within the City of Ottawa:

- City Operations: Environmental & Health Protection Division (Public Health);
- Infrastructure Services and Community Sustainability: Sewer Use Program;
- Infrastructure Services and Community Sustainability: Environmental Programs (Waste Diversion);
- City Manager’s Office: Real Estate Services Division;
- City Manager’s Office: Legal Services Division.

Staff members of the Planning and Growth Management Branch also conduct a search of the HLUI database.

The nature of the information that the Departments may have on a particular property will vary, depending on their scope of activities and mandate. Document retention periods and recording methods will also determine which information may be available regarding a particular property. As a result, the amount of information available on a property will vary on a case-by-case basis. Any information that is found regarding a particular property is then

pooled and reviewed by staff within the City of Ottawa's Planning and Growth Management Branch. The information is then provided to the requester, together with any necessary explanations.

What are the advantages of using the informal Request for Information process?

This process was put into place to assist applicants conducting research on a particular site in obtaining certain information. The streamlined circulation and search process has been designed to ensure that those departments that are most likely to have relevant information available regarding properties are canvassed. The staff members involved in this process are all familiar with environmental assessments and land use planning. At present, there are no fees associated with this process.

While the time required to process requests will vary depending on each property, the City of Ottawa attempts to provide a response within a 30 day time period.

Who can submit an informal Request for Information?

This process is available to individual and corporate landowners alike. Consultants and other third parties may also make requests on behalf of any landowner with the landowner's written consent.

What about MFIPPA?

This informal process is designated to operate as a limited alternative to the access to information process found in MFIPPA.

MFIPPA is a provincial statute affecting all municipalities and local boards in Ontario. It regulates public access to information contained in municipal records and sets out rules regarding protection of individual privacy. MFIPPA provides a formalized process for access to information by the public, whereby individuals may request, in writing, access to information under the custody and control of the City of Ottawa. MFIPPA also prescribes an application fee as well as processing fees for each request. Deposits are required for requests involving a substantial amount of municipal records.

Although all individuals and corporations are free to make formal requests for information under MFIPPA, the City's informal Request for Information process provides requesters with an alternative route for obtaining certain information that is in the custody and control of the City of Ottawa.

What impact does MFIPPA have on the City's informal Request for Information process?

The City of Ottawa must follow the rules in MFIPPA with respect to disclosure of information, regardless of whether the request for the information has been made formally under MFIPPA or informally under the City's informal Request for Information process. As

a result, the City of Ottawa may be unable to release certain information that is in its custody and control with respect to some properties.

How is an informal Request for Information submitted?

Request for Information form: Requesters must fill out the attached 'Request for Information' form and submit it to the City of Ottawa's Planning and Growth Management Branch. The location of the subject property must be clearly indicated on the form.

Consent to Disclose Information: Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.

Description of the Property: In order to assist the City of Ottawa in its search for information, please provide as much information as possible about the property, including:

- Both the municipal address and the legal description of the property;
- A site plan or key plan of the property, its location and particular features;
- A clear description of what information you are interested in receiving; and,
- Any significant dates or time frames you would like researched.

Disclaimer: Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning and Growth Management Branch. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.

Where can I get more information about this process?

You may contact Mark Young with the Planning Division at (613) 580-2424 ext. 14743 or HLUI@ottawa.ca to obtain further information regarding the City of Ottawa's informal Request for Information process.

Questions, comments and suggestions are always welcome.



DISCLAIMER

For use with HLUI Database

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

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

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

Signed: _____

Per: Anna Graham, M.E.S.
(Please print name)
Title: Environmental Assessor
Company: Paterson Group Inc.

Dated: _____

Aug. 7, 2015



INFORMAL REQUEST FOR INFORMATION PROCESS
CONFIDENTIAL

File No.: PE3613

Request for Information
(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Anna Graham
- b) Address of Requester: 154 Colonnade Road South, Ottawa, Ontario, K2E 7J5
- c) Telephone Number: 613-226-7381
- d) Site Address: 80 and 88 Cope Drive (Blocks 104 and 103), 110 and 112 Cope Drive (Blocks 43 and 42), 140 Cope Drive (Block 24), 151 Cope Drive (Block 46), 180 Cope Drive (Block 1), Ottawa, Ontario
Lot: 30 and 31 Concession: 10
Street: Cope Drive City/Town: Ottawa Postal Code: _____
- e) Legal Plan Attached: Yes () No ()
- f) Site Owners: 1230374 Ontario Ltd. (Regional Group)
- g) Adjacent Property Owners: _____
- h) Date of Ownership: _____
Previous Owner(s): _____
- i) Type of Site: () vacant, () residential, () commercial,
() other (specify) _____
- j) Requestors relationship to Site: Environmental Site Assessor
- k) Date of Previous Request: n/a
- l) Date of Previous ESA: n/a
- m) Information Requested: Environmental Records (violations, sewer use infractions, spills or leaks, waste disposal sites...) and HLUI database for historical land use in the area of the site.

2. CONFIDENTIALITY

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

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

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

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

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

**Anna Graham,
M.E.S.**

patersongroup

POSITION

Environmental Assessor

EDUCATION

McGill University, B.Sc. 2010
Biology and English Literature

Queen`s University, M.E.S. 2012
Environmental Studies

EXPERIENCE

2014 to Present

Paterson Group Inc.
Consulting Engineers
Environmental Assessor

2013 to 2014

Civica Infrastructure Inc.
Municipal Water Resources Engineering - Vaughan
Project Support Coordinator, Project Proposal Writer

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

SELECT LIST OF PROJECTS

Phase I Environmental Site Assessments – various, Ottawa
Flood Mapping Project Coordination – Credit Valley Conservation Authority
Manhole Survey Tool Design and Data Processing – City of Markham
Proposal Preparation – Utilities Kingston Inflow and Infiltration Study, City of Peterborough
Drainage Study