



July 26, 2019

CM3 File BDC1148 – Ottawa File D07-05-19-0001

Ann O'Connor

Planner II, Development Review - Central
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West,
Ottawa, Ontario
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Sent by email to: ann.oconnor@ottawa.ca

Dear Ms. O'Connor:

Rationale for Demolition
24 Hawthorne Avenue, Ottawa, Ontario

1 INTRODUCTION

CM3 Environmental Inc. (CM3) has prepared this letter to summarize the rationale for the demolition of the two buildings, (residence and garage) located at 24 Hawthorne Avenue. CM3 had been retained by Ms. Marilyn Steinberg (owner) to provide environmental consulting services with respect to a fuel oil release at 22 Hawthorne Avenue, Ottawa, Ontario. CM3 has recommended that both buildings be demolished so that a remedial excavation could be completed to clean-up the residential fuel oil spill.

1.1 Project Background

The fuel oil release occurred on the 22 Hawthorne property in November 2016 and approximately 190 litres of fuel oil was released onto the ground from an exterior 900 litre aboveground storage tank, (AST), located at the southeast corner of the 20-22 Hawthorne building. The Technical Standards and Safety Authority (TSSA), inspected the 22 Hawthorne property in December 2016 and noted two holes in the tank, fuel on the ground near the tank and staining on the interior basement wall nearest the AST. The TSSA deemed the fuel tank not suitable for use and ordered an assessment of the possible contamination from the release. CM3 completed a delineation assessment for the TSSA order in May 2017 and the file was transferred to the Ontario Ministry of Environment, Conservation and Parks, (MECP), from the TSSA because contamination had been found off-site on the adjacent 24 Hawthorne property.

At the time of the fuel release, the property at 24 Hawthorne was in the process of being sold, for demolition and re-development as a residential property. The contamination of the 24 Hawthorne property has delayed the planned development of that property. Our client wishes to complete the remediation of both properties in a timely manner as per the request of the MECP.

2 24 HAWTHORNE AVENUE PROPERTY

CM3 has completed a Phase I Environmental Site Assessment (ESA) of the 24 Hawthorne Avenue property as part of the Demolition Control Application. The Phase I ESA report is included with this application letter. The Phase I ESA identified an area of environmental concern on and between the 20-22 and 24 Hawthorne properties, and that environmental concern is the November 2016 fuel oil release.

CM3 has also completed a Designated Substance Survey (DSS) of 24 Hawthorne Avenue property and had provided recommendations for the management of designated substances found within the building. The recommendations are provided in the DSS report for 24 Hawthorne that is attached to this application. No asbestos containing materials (ACMs) were found in the DSS.

3 DEMOLITION CONTROL PLAN

Three copies of the demolition control plan have been submitted with this application.

4 REDEVELOPMENT OF 24 HAWTHORNE

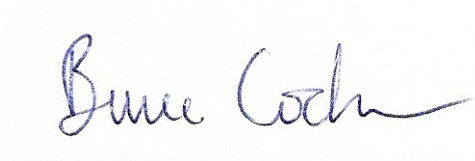
TC United intends to purchase and develop the property at 24 Hawthorne and has submitted a Site Control Plan for the redevelopment (reference D07-12-18-0201).

5 CLOSING

We trust that the above is satisfactory for your purposes at this time. Should you have any questions or concerns, please contact the undersigned by phone at 613-979-2093 or by email (bruce@cm3environmental.com).

Respectfully submitted,

CM3 Environmental Inc.

A handwritten signature in blue ink that reads "Bruce Cochran".

Bruce Cochrane, P.Geo., QP, EP
Principal

