



Phase I Environmental Site Assessment

North East Parking Lot
495 Richmond Road
Ottawa, Ontario

Prepared For:
Canderel Realty Investment Limited
900-2000 Peel Street
Montreal, Quebec H3A 2W5

Trow Associates Inc.
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Project No: OTT-00020651-A0
Report date: November 2010



Executive Summary

Trow Associates Inc. (Trow) was retained by Canderel Realty Investment Limited to complete a Phase I Environmental Site Assessment (ESA) on the north east parking lot section of the property located at 495 Richmond Road in Ottawa, Ontario. For the purpose of this report the property is here after referred to as the subject site.

The work was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase I Environmental Site Assessments. As per Z768-01, the scope of work included a review of available historical land use and occupancy records, a visual inspection of the site and surrounding properties; and interviews with person(s) having knowledge of past and present site activities.

Intrusive sampling and analysis were not part of the scope of work for this environmental investigation. Please note that general environmental management practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation.

The following summarizes the findings related to the subject site.

- The subject site is a parking located at the north east corner of the 495 Richmond Road commercial office business property.
- A previous Phase I Environmental Site Assessment completed in 2003 on the entire 495 Richmond Road property identified no areas of potential environmental concern.
- No observed activities on the subject or immediate adjacent properties were identified to have the potential to adversely affect the subject site.

Based on the information gathered during the completion of this Phase I ESA, no further work is recommended to address environmental concerns on the subject property at this time.

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1. Introduction

Trow Associates Inc. (Trow) was retained by Canderel Realty Investment Limited to complete a Phase I Environmental Site Assessment (ESA) on the north east parking lot section of the property located at 495 Richmond Road in Ottawa, Ontario (Appendix A, Figure 1 and Figure 2). For the purpose of this report the property is here after referred to as the subject site.

The work was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase I Environmental Site Assessments. As per Z768-01, the scope of work included a review of available historical land use and occupancy records, a visual inspection of the site and surrounding properties; and interviews with person(s) having knowledge of past and present site activities.

1.1 Objective

The objective of this Phase I ESA was to identify potential sources of environmental concern to the subject site. Trow understands that Canderel Realty Investment Limited intends to develop the property and this Phase I ESA is being conducted for permitting purposes.

1.2 Scope of Work

A Phase I ESA is a non-intrusive investigation and involved the following components: i) a records review component, ii) an interview component, and iii) a detailed site inspection.

The *records review component* is intended to compile background information regarding the site. Sources of information that were consulted include historical aerial photographs and geological maps.

As part of the *interview component*, various regulatory authorities (i.e., Ontario Ministry of Environment (MOE), City of Ottawa, and Technical Standards and Safety Authority) were contacted for any information they may have on the property. These file searches can take several weeks to months to complete and therefore any pertinent information received after the completion of the Phase I ESA that affects the findings will be forwarded to the client.

The *detailed site inspection component* was conducted to identify the potential presence of surface or subsurface environmental contaminants. Visual signs of subsurface contamination were made by examining things like vegetation stress, staining, surface depressions, etc.

2. Site Description

The subject site is part of the 495 Richmond Road property in Ottawa, Ontario. According to the City of Ottawa, the legal description of this property is Concession 1, Part of Township Lot 29, City of Ottawa, and it covers an area of 0.75 hectares. The subject site is comprised of the parking lot located in the northeast corner of the property.

The 495 Richmond Road property is presently developed as a mix of commercial office and residential apartments. The subject site is the northeast portion of the property and is presently used as an asphalt covered parking lot.

The site is bounded to the west by the multi-storey Coolican Building, to the south by a multi-storey mixed commercial office/residential building, to the east by the Rogers corporate headquarters building, and to the north by National Capital Commission (NCC) owned green space followed by the Ottawa River Parkway.

3. Records Review / Land Use History

3.1 Aerial Photographs

Aerial photographs were available from various years between 1950 and 2001 and were examined in an effort to review the historical land use at the subject site and adjacent properties. The 1950 aerial photograph shows farm building at the present location of the building.

On the property and to the south of the subject site, the former Regional Municipality of Ottawa Carleton (RMOC) Social Welfare Services building was located. The former RMOC building was constructed between 1950 and 1956 and was initially occupied by the Hydro Electric Power Company of Ontario offices. This building was demolished and replaced circa 1990.

The subject site appears as it exists at present since approximately 1986. Between approximately 1983 and 1986 two buildings, the former RMOC Social Welfare Services office building to the south and the Denis Coolican building to the west, were built on the property.

There were no areas of potential environmental concern (APECs) identified in the aerial photographs.

3.2 HEIRS and EcoLog ERIS

A request for file search was submitted to HEIRS (Historic Environmental Information Reporting System) (formerly Insurers' Advisory Organisation) regarding the site and immediate adjacent properties. No fire insurance plans or insurance adjuster reports were available for the site. The HEIRS search results are included in Appendix C.

EcoLog Environmental Risk Information Services (or EcoLog ERIS) is an environmental database and information service provider. Trow requested that EcoLog ERIS conduct a site search of forty-nine environmental databases of the site. The EcoLog ERIS Site Report is provided in Appendix C.

There were a number of database entries pertaining to the 495 Richmond Road property regarding a tenant (The City of Ottawa regional health department) having being a registered generator of biological/medical waste.

The neighbouring property to the east (Rogers Cable) was also registered with the Ontario Ministry of the Environment (MOE) as having a groundwater treatment system for remediation of a perchloroethylene and trichloroethylenene in 1994 and 1999 and a certificate of approval to discharge to the air. No vapour extraction wells were observed from the perimeter of this property during the site visit. A Phase I ESA conducted in 2003 (see section 3.5 below) did observe these wells but they were not considered an APEC at that time due to the anticipated direction of groundwater flow (northerly) and the intervening distance.

3.3 Property Use Directories

The City of Ottawa Municipal Directories covering the years 1950 through 2010 were reviewed at 5 year intervals at the National Library of Canada to determine the historical property use on the subject site and adjacent lands. Based on the historical records reviewed, the subject property was occupied by a farm prior to development in the mid-1950s. A building found on the property south of the subject site was constructed in the mid-1950s was demolished between 1983 and 1986. A new building was constructed in the late 1990s/early 2000s.

No historical use at the site or adjacent neighbouring properties is considered a potential source of environmental concern.

3.4 Regulatory Information and Interviews

3.4.1 Regulatory Information

The appropriate regulatory agencies at the provincial and municipal level were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues. A letter was forwarded to the MOE requesting information concerning the subject site. Trow also contacted the Technical Standards and Safety Authority (TSSA) and requested a search of the TSSA computer database (covering 1990 to present) for records of fuel storage on the subject site and the City of Ottawa was contacted for any information pertaining to the subject site.

The TSSA responded that they had no records for the subject site. The MOE responded with a copy of the letter issuing waste generation number for the city of Ottawa regional health department from 1990. The response from the City of Ottawa notes the site was formerly owned by the RMOC and that a noise impact assessment was performed in 2006.

The regulatory requests are located in Appendix C.

3.5 Prior Environmental or Geotechnical Reports

A previous prepared report entitled "Phase I Environmental Site Assessment, 495 Richmond Road, Ottawa, Ontario, Trow (OTEN00016638), May 2003" was reviewed as part of this assessment. This assessment was on the entire 495 Richmond property, which includes the subject site. No areas of potential environmental concern were noted at that time. Of note is the following conclusion:

- The adjacent property to the east has been occupied for commercial purposes since at least the mid-1950's. There is currently a temporary building adjacent to the north wall of the main building and new asphalt in some areas of the north east corner of the site. It is likely that the temporary building houses a groundwater treatment system and that the new asphalt was placed as a result of a remedial excavation. In addition, there are three (3) groundwater monitoring wells and an area of disturbed soil located to the west of the temporary building that was surrounded by 'snow fence' at the time of the site visit. The distance to the suspected groundwater treatment system is approximately 15 m from the subject property line (northeast corner). The assumed groundwater flow direction is to the north, which is

cross-gradient from the suspected contamination source and the subject site. Based on the above, it is unlikely that the activities associated with the adjacent properties have adversely affected the site.

Any pertinent information has been incorporated into this report.

3.6 Geological and Soil Maps

The following information sources were reviewed to determine the nature of the subsurface materials at the site:

1. *Generalized Bedrock Geology – Ottawa-Hull, Ontario-Quebec*: Geological Survey of Canada, Map 1508A. Scale 1:125,000, 1982.
2. *Surficial Geology – Ottawa, Ontario*: Geological Survey of Canada, Map 1506A. Scale 1:50,000. 1976.

Based on the information provided in the available surficial and bedrock geology maps the site is overlain by approximately three to five metres of glacial till and underlain by limestone bedrock of the Ordovician Ottawa Formation.

3.7 Company Records

Company records were not available to be reviewed during the course of this Phase I ESA.

3.8 Land Use Documents

A review of the following publications was carried out as part of this Phase I ESA.

1. MOE - *Inventory of Coal Gasification Plant Waste Sites in Ontario* (June 1991);
2. MOE - *Waste Disposal Site Inventory* (June 1991);

The review of the above publications did not present any areas of potential environmental concern to the subject site.

3.9 Utility Company Records

Utility company records were not available to be reviewed during the course of this Phase I ESA.

3.10 Public Health Concerns

No conditions of public health concern were observed on the site.

4. Visual Site Assessment

4.1 Subject Site

On October 18, 2010 Mr. Carl Hentschel, P.Eng., of Trow conducted the site visit in accordance with Trow's internal health and safety protocols and the Ministry of Labour Health and Safety Regulations. The purpose of the site visit was to assess the current conditions of the site. The general environmental management practices at the site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of Trow's assessment.

Observations of the subject property and surrounding properties were conducted. The observations were recorded by walking over the grounds at the site. Adjoining properties were observed from within the grounds of the site. Site photographs are presented in Appendix B.

4.1.1 Property Use

The 495 Richmond Road property is presently developed as a mix of commercial office and residential apartments. The subject site is the northeast portion of the property and is presently used as an asphalt covered parking lot.

4.1.2 Buildings and Structures

There are presently no buildings or structures located on the subject site.

4.1.3 Limitations at the Site

No limitations were encountered during the site visit.

4.1.4 Chemical Inventory, Storage and Handling

There were no chemicals observed on the site during the site visit.

4.1.5 Storage Tanks and Containers

The presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the site were assessed during the site visit.

There were no storage tanks observed on the subject site or immediately adjacent to it during the site visit.

4.1.6 Special Attention Substances

No special attention substances were observed during the site visit.

4.1.7 Unidentified Substances

No unidentified substances were noted during the site visit.

4.1.8 Drains and Sumps

There were no sumps observed on the site during the site visit. The subject site is equipped with storm water drains,

4.1.9 Building Heating and Cooling Systems

There are currently no heating or cooling systems associated with the subject site.

4.1.10 Air Emissions

There are presently no air emissions associated with the site.

4.1.11 Odours

No odour considered offensive or noxious was encountered during the site visit.

4.1.12 Noise

No noise associated with the site was encountered during the site visit.

4.1.13 Sewage and Wastewater Disposal

The site is not thought to be presently serviced by the municipal storm sewer system.

4.1.14 Liquid Chemical Waste Generation, Storage & Disposal

There is presently no waste generation associated with the site.

4.1.15 Solid Waste Generation, Storage & Disposal

No significant waste was observed on the site at the time of the site visit.

4.1.16 Topographic, Geologic and Hydrogeologic Conditions

The subject site was noted to grade downward slightly to the north and the Ottawa River, while remaining at the same level as the adjacent properties. The Ottawa River is located approximately 0.5 km to the north of the subject site. The estimated direction of local groundwater flow mimics topography and is northerly towards the river.

4.1.17 Water Courses, Ditches and Site Drainage

Site drainage is provided via the storm water sewer drain. An open storm water culvert is also found outside the subject site along the northern third of the eastern property boundary.

4.1.18 Abandoned and Existing Wells and Potable Water Sources

No wells were observed on the site at the time of the site visit.

4.1.19 Fill Materials

Apart from the granular base to the asphalt parking lot, no fill material is anticipated at the site.

4.1.20 Stained Materials

No stained materials were observed during the site visit.

4.1.21 Stressed Vegetation

No stressed vegetation was observed during the site visit.

4.1.22 Roads, Parking Facilities and Right of Ways

No right-of-ways are known to be present on the site. The subject site is presently used as an asphalt parking lot accessed from the southern part of the 495 Richmond Road property.

4.1.23 Pits and Lagoons

There were no pits or lagoons observed on-site at the time of the site visit.

4.1.24 Other Issues

No other issues were noted during the site visit.

4.2 Adjacent Properties

The conditions of the adjacent properties were observed at the time of Trow's site visit as could be observed from the site or from adjacent roads. The findings of the adjacent property visual reconnaissance are as follows:

South: A multi-storey office and residential building.

North: Vacant NCC owned green space followed by the Ottawa River Parkway.

West: The Coolican building, a multi-storey commercial office building.

East: The Rogers Cable regional corporate office and vehicle parking lot.

No areas of potential environmental concern to the subject site were observed on the neighbouring properties.

5. Conclusions and Recommendations

The following summarizes the findings related to the subject site.

- The subject site is a parking located at the north east corner of the 495 Richmond Road commercial office business property.
- A previous Phase I Environmental Site Assessment completed in 2003 on the entire 495 Richmond Road property identified no areas of potential environmental concern.
- No observed activities on the subject or immediate adjacent properties were identified to have the potential to adversely affect the subject site.

Based on the information gathered during the completion of this Phase I ESA, no further work is recommended to address environmental concerns on the subject property at this time.

6. Limitations

The information presented in this report is based on information provided by others and visual observations as identified herein. This type of limited investigation is designed to provide information to support an overall Phase I Environmental Site Assessment (ESA) of the current environmental conditions of the site. Sampling and analysis of soils, groundwater, and other material was not carried out as part of this investigation. The findings cannot be extended to portions of the site, which were unavailable for direct observation at the time of Trow's observations.

The role of the site assessor is to document evidence of contamination and not to judge the acceptability of risks associated with contamination (Clause 0.2.7 of CSA Z768-01). To further reduce or eliminate uncertainty would require a Phase II investigation. It should be noted that some of the information and resultant conclusions of a Phase I are time sensitive.

Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

The conclusions and recommendations noted throughout this report reflect existing site conditions with respect to the current environmental condition of the site at the time of this assessment summary. Compliance of past owners with applicable environmental regulations was not within the scope of this Phase I ESA summary.

It is possible that unexpected environmental conditions may be encountered on the site, which has not been explored within the scope of this Phase I ESA summary. Should such an event occur, Trow should be notified in order that we may determine if modifications to our conclusions are necessary.

This summary report has been prepared in accordance with accepted environmental study and/or engineering practices for a Phase I ESA (CSA Standard Z768-01). No other warranties, either expressed or implied, are made as to the professional services provided under the terms of the Phase I ESA and included in this summary report.

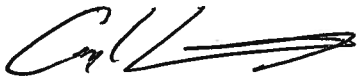
This report was prepared by Trow for the exclusive use of Canderel Realty Investment Limited and may not be reproduced in whole or in part, without the prior written consent of Trow, or used or relied upon in whole or in part by a party other than of the Canderel Realty Investment Limited and his lender. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the sole responsibility of such third

parties. Trow Associates Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Yours truly,

Trow Associates Inc.



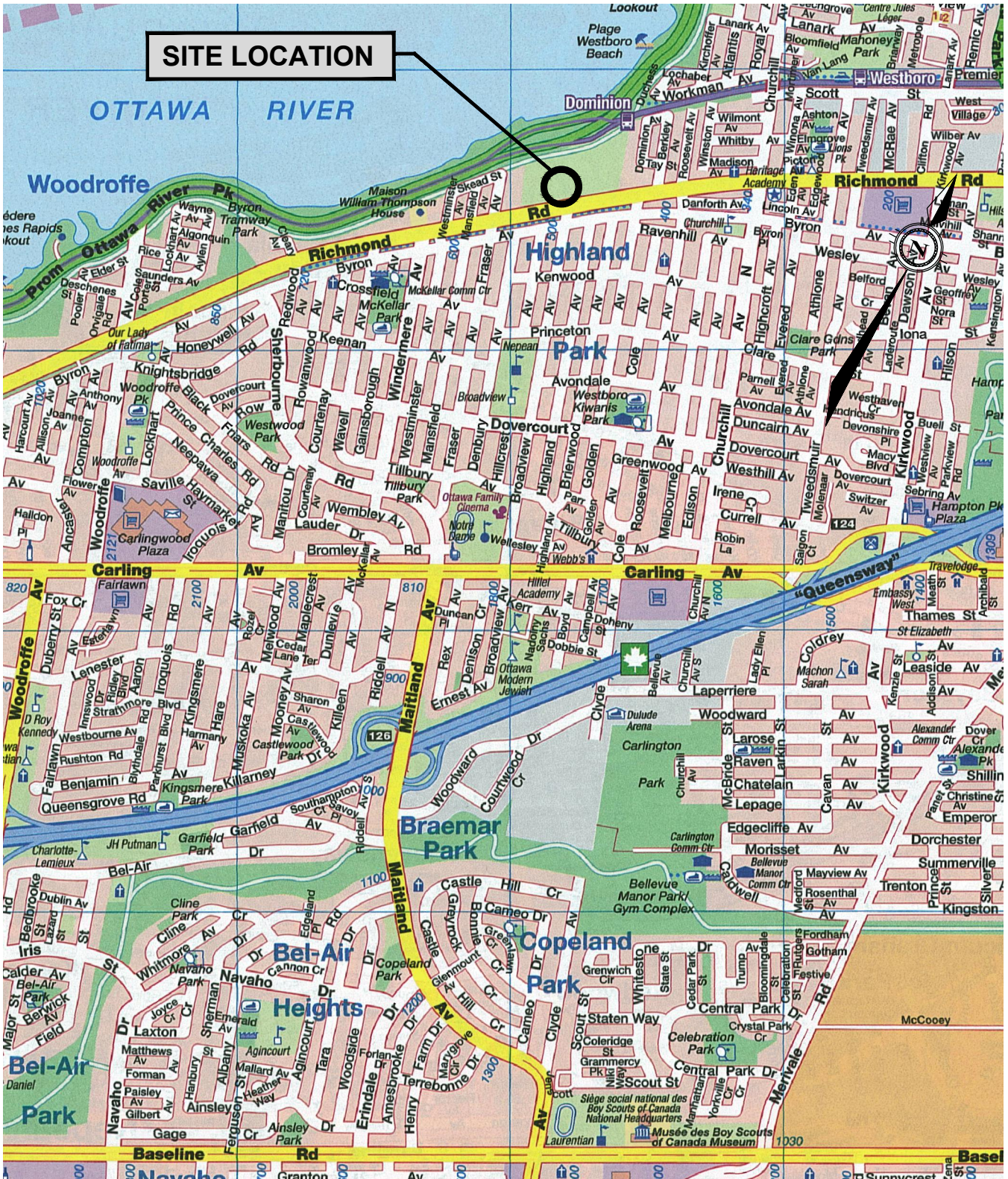
Carl Hentschel, P.Eng.
Senior Environmental Engineer
Earth & Environment



Mark McCalla, P.Geo.
Senior Environmental Scientist
Earth & Environment

Appendices

Appendix A: Figures



Trow Associates Inc.

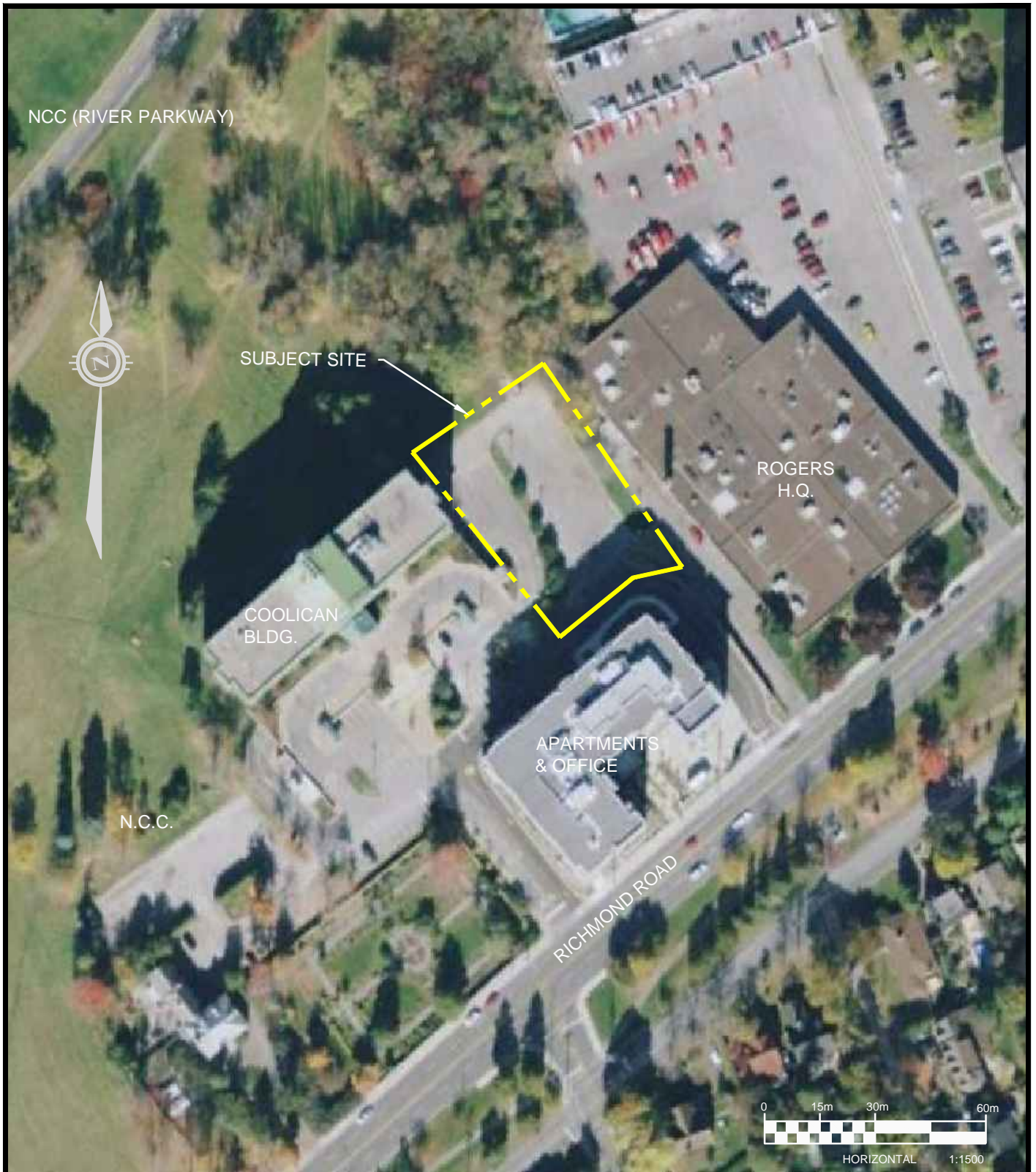
100-2650 Queensview Drive,
Ottawa, Ontario K2B 8H6

Tel: (613) 688-1899
Fax: (613) 225-7337

DATE	NOV. 2010
DESIGN	C.H.
CHECKED	M.G.M.
DRAWN BY	M.N.

CLIENT:	CANDEREL REALTY INVESTMENTS LTD.
TITLE:	SITE LOCATION MAP NORTH EAST PARKING LOT, 495 RICHMOND ROAD, OTTAWA, ON

project no.	OTT-00020651-A0
scale	1:20,000
FIG 1	



Trow Associates Inc.

100-2650 Queensview Drive,
Ottawa, Ontario K2B 8H6

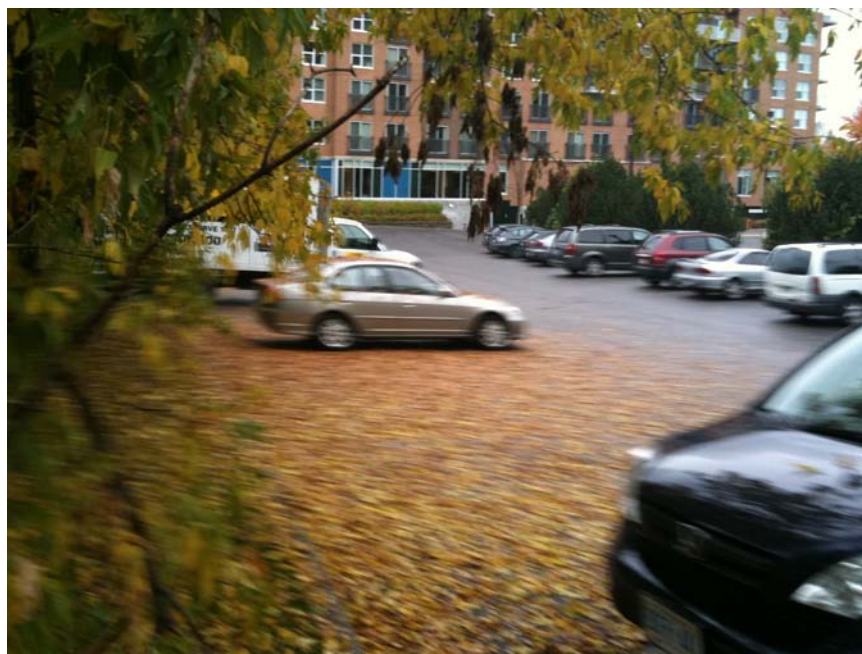
Tel: (613) 688-1899
Fax: (613) 225-7337

DATE NOV. 2010		CLIENT: CANDEREL REALTY INVESTMENTS LTD.	project no. OTT-00020651-A0
DESIGN C.H.	CHECKED M.G.M.		scale 1:1500
DRAWN BY M.N.		TITLE: LOCATION MAP NORTH EAST PARKING LOT, 495 RICHMOND ROAD, OTTAWA, ON	FIG 2

Appendix B: Site Photographs



Photograph No. 1
Overview of the property looking southwest



Photograph No. 2
Eastern property boundary



Photograph No. 3
Northern property boundary



Photograph No. 4
Adjacent storm water culvert

Appendix C:
Regulatory Request and
EcoLog ERIS Site Report



Canada's Primary Environmental Risk Information Service

Project Site: Phase I ESA
495 Richmond Street
Ottawa, ON

Client: Kathy Radisch
Trow Associates Inc.
100-2650 Queensview Drive
Ottawa, ON K2B8H6

ERIS Project No: 20101013004

Report Type: Standard Report - .25km Search Radius

Prepared By: Daniela Nigro
dnigro@eris.ca

Date: October 21, 2010

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Order Number: 20101013004
Site Name: Phase I ESA
Site Address: 495 Richmond Street Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

	<u>Section</u>
Report Summary <i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	i
Site Diagram <i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	ii
Site Profile <i>This table describes the records that relate directly to the property that is being researched.</i>	iii
Detail Report <i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	iv

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Appendix: Database Descriptions

Report Summary

Order Number: 20101013004
 Site Name: Phase I ESA
 Site Address: 495 Richmond Street Ottawa, ON
 Report Type: Standard Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database	Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	2
AUWR	Automobile Wrecking & Supplies	Y	0	0	1
BORE	Borehole	Y	0	0	102
CA	Certificates of Approval	Y	0	3	74
CFOT	Commercial Fuel Oil Tanks	Y	0	0	2
CHEM	Chemical Register	Y	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EBR	Environmental Registry	Y	0	1	16
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	4	5	67
EIIS	Environmental Issues Information System	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	1
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	56
GEN	Ontario Regulation 347 Waste Generators Summary	Y	6	9	331
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	4
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	1
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	2
NPRI	National Pollutant Release Inventory	Y	0	0	12
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	6
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	16
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	32
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	10
RST	Retail Fuel Storage Tanks	Y	0	0	9

Report Summary

Order Number: 20101013004
Site Name: Phase I ESA
Site Address: 495 Richmond Street Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

Database	Selected	On-site	Within 0.25	0.25km to 2.00km	Total	
SCT	Scott's Manufacturing Directory	Y	0	0	131	131
SPL	Ontario Spills	Y	0	1	87	88
SRDS	Wastewater Discharger Registration Database	Y	0	0	1	1
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	2	2
WWIS	Water Well Information System	Y	0	1	309	310
TOTAL			10	20	1,274	1,294

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Pinpointing Your Environmental Risks

12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Phase I ESA
495 Richmond Street
Ottawa, ON

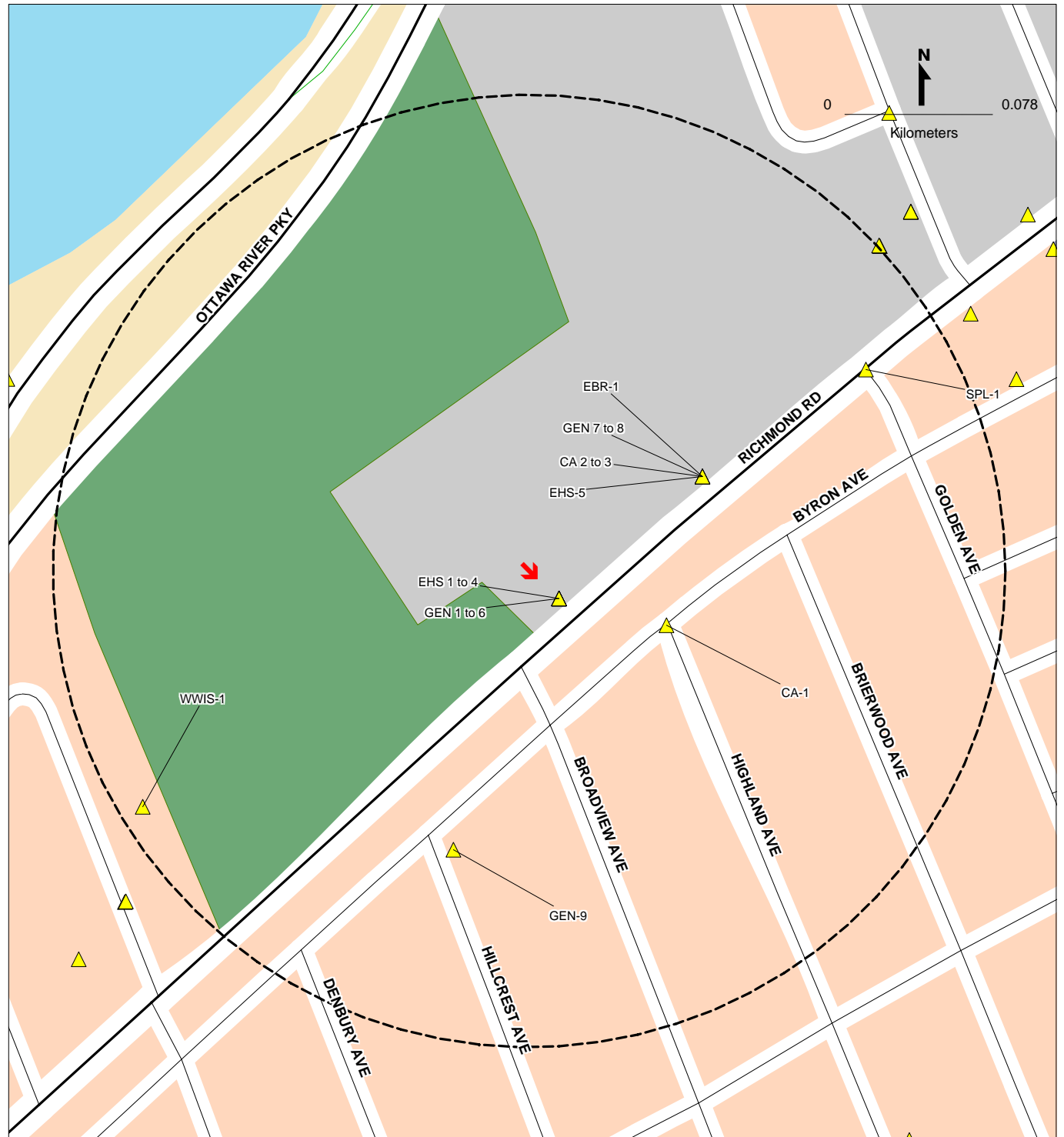
ERIS Project #: 20101013004

Date: OCT-21-2010

LEGEND

Project Property	Landuse Classifications
Database Location	Open Area
Points of Interest	Residential
Chimney	Commercial
Silo	Resource and Industrial
Pipe & Transmission Lines	Government and Institutional
Pipeline	Parks and Recreational
Transmission Line	Waterbody
Transmission Tower	Recreation
Transformer Station	Golf Course/Driving Range
Rail	Park/Sports Field
Railway - Main	Other Recreation Area
Railway - Sidetrack	Sports/Race Track
Railway - Abandoned	Cemetery
Bridge	Campground
Tunnel	Vegetation
Transportation - Other	Wooded Area
Embankment	Orchard
Trail	Vineyard
Runway	Industrial Resources
Hydrographic Features	Conveyor
Permanent Waterway	Crane: Moveable
Intermittent Waterway	Crane: Stationary
Open Reservoir	Tank
Dyke/Levee	Rock Cut
Dam	Auto Wrecker
Breakwall	Lumber Yard
Wetland	Pit

SITE DIAGRAM



This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Site Report

Order Number: 20101013004
Site Name: Phase I ESA
Site Address: 495 Richmond Street Ottawa, ON
Report Type: Standard Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Ontario Regulation 347 Waste Generators Summary

Map Key	Company Name	Address	City	Postal Code
GEN-1	CITY OF OTTAWA	495 RICHMOND ROAD	OTTAWA	K2A 4A4
GEN-2	OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF	HEALTH DEPARTMENT 495 RICHMOND ROAD	OTTAWA	K2A 0G3
GEN-3	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD	OTTAWA	K2A 4A4
GEN-4	OTTAWA-CARLETON, REGIONAL MUN.OF	HEALTH DEPARTMENT 495 RICHMOND ROAD	OTTAWA	K2A 4A4
GEN-5	OTTAWA-CARLETON, REGIONAL MUN. OF	HEALTH DEPARTMENT 495 RICHMOND ROAD	OTTAWA	K2A 4A4
GEN-6	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD	OTTAWA	K2A 4A4

ERIS Historical Searches

Map Key	Company Name	Address	City	Postal Code
EHS-1		495 Richmond Road	Ottawa	K2A 4B2
EHS-2		495 Richmond Rd	Ottawa	
EHS-3		495 Richmond Road	Ottawa	
EHS-4		495 Richmond Road	Ottawa	

Detail Report

Order Number: 20101013004

Site Name: Phase I ESA

Site Address: 495 Richmond Street Ottawa ON

Report Type: Standard Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Certificates of Approval

Environmental Registry

ERIS Historical Searches

Ontario Regulation 347 Waste Generators Summary

Ontario Spills

Water Well Information System

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	R.M. OF OTTAWA-CARLETON	HIGHLAND AVE./BYRON AVE. OTTAWA CITY	7-0363-99-	99	6/1/1999	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-2	ROGERS OTTAWA LIMITED	475 RICHMOND RD., LOT 29/C-1 OTTAWA CITY K2A 3Y8	8-4222-99-	99	12/17/1999	Industrial air	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: G-WATER TREATMENT/RECIRCULATION SYSTEM Contaminants: Emission Control:					
CA-3	MACLEAN HUNTER CABLE TV LIMITED	475 RICHMOND ROAD WEST OTTAWA CITY	8-4013-94-	94	4/7/1994	Industrial air	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: SOIL VAPOUR EXTRACTION SYSTEM Contaminants: Perchloroethylene, Trichloroethylene Emission Control: Act. Charcoal Filter					

Environmental Registry

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
EBR-1	Rogers Ottawa Limited	475 Richmond Road Ottawa K2A 3Y8	1999	IA9E1258	8422299	Instrument Decision
				Instrument Type:	Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9	
				Proposal Date:	10/18/99	
				Location:	475 Richmond Road, Lot 29, Parts 1 & 2, Concession 1 CITY OF OTTAWA	
				Proponent Address:	475 Richmond Road Ottawa Ontario K2A 3Y8	

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		495 Richmond Road Ottawa K2A 4B2	20030516003 Addit. Info Ordered:	5/27/03	Complete Report	0.25
EHS-2		495 Richmond Rd Ottawa	20080715021 Addit. Info Ordered:	7/17/2008	Site Report	0.25
EHS-3		495 Richmond Road Ottawa	20041203009 Addit. Info Ordered:	12/13/04	Complete Report Upgrade	0.25
EHS-4		495 Richmond Road Ottawa	20060127003 Addit. Info Ordered:	1/30/2006	Site Report	0.25
EHS-5		475 Richmond Road Ottawa K2A 3Y8	20070416027 Addit. Info Ordered:	4/25/2007	CAN - Custom Report	0.25

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	CITY OF OTTAWA	495 RICHMOND ROAD OTTAWA K2A 4A4			312	PATHOLOGICAL WASTES
			Generator #:	ON0303114		
			Approval Yrs:	02,03,04		
GEN-2	OTTAWA-CARLTON, REGIONAL MUNICIPALITY OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA K2A 0G3	8634	HOME CARE SERVICES	312	PATHOLOGICAL WASTES
			Generator #:	ON0303114		
			Approval Yrs:	98,99,00,01		
GEN-3	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA K2A 4A4	8634	HOME CARE SERVICES	312	PATHOLOGICAL WASTES
			Generator #:	ON0303114		
			Approval Yrs:	96		
GEN-4	OTTAWA-CARLETON, REGIONAL MUN.OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA K2A 4A4	8634	HOME CARE SERVICES	312	PATHOLOGICAL WASTES
			Generator #:	ON0303114		
			Approval Yrs:	92,93,97		
GEN-5	OTTAWA-CARLETON, REGIONAL MUN. OF	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA K2A 4A4	8634	HOME CARE SERVICES	312	PATHOLOGICAL WASTES
			Generator #:	ON0303114		
			Approval Yrs:	89,90		
GEN-6	OTTAWA-CARLETON, REGIONAL MUN.OF 29-422	HEALTH DEPARTMENT 495 RICHMOND ROAD OTTAWA K2A 4A4	8634	HOME CARE SERVICES	312	PATHOLOGICAL WASTES
			Generator #:	ON0303114		
			Approval Yrs:	94,95		
GEN-7	ROGERS TELEVISION	475 RICHMOND ROAD OTTAWA K2A 3Y8	515120	Television Broadcasting	112	ACID WASTE - HEAVY METALS
			Generator #:	ON3660509	243	PCB'S
			Approval Yrs:	07,08		
GEN-8	ROGERS OTTAWA LTD.	475 RICHMOND ROAD OTTAWA K2A 3Y8	334290	Other Communications Equipment Mfg.		
			Generator #:	ON8751322		
			Approval Yrs:	03,04		
GEN-9	HYDRO OTTAWA	455 HILLCREST AVE OTTAWA K2A 2M9	221122	Electric Power Distribution	243	PCB'S
			Generator #:	ON6141281		
			Approval Yrs:	04,05		

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1	O.C. TRANSP	RICHMOND RD WESTBOUND AT GOLDEN MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY	169590	6/29/1999	6/29/1999		
				Incident Summary:	O.C. TRANSP: 13.5 L OF ANTIFREEZE TO RD. AND SEWER. CLEANING.		
				Incident Cause:	OTHER CONTAINER LEAK		
				Incident Reason:	UNKNOWN		
				Nature of Impact:	Water course or lake		
				Receiving Medium:	LAND		
				Environmental Impact:	POSSIBLE		

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality												
WWIS-1		OTTAWA CITY	1508771				OTTAWA-CARLETON	OTTAWA CITY												
<p> Easting Nad83: 440240.7 Northing Nad83: 5026302 Zone: 18 Utm Reliability: margin of error : 100 m - 300 m Construction Date: 4/27/1961 Primary Water Use: Irrigation Secondary Water Use: Well Depth (ft): 30 Pump Rate (gpm): 8 Static Water Level (ft): 9 Flow Rate (gpm): Clear/Cloudy: CLEAR Specific Capacity: Final Well Status: Water Supply Construction Method: Cable Tool Flowing (y/n): N Elevation (ft): 200 Elevation Reliability: Read from topographic map, contour interval - 10 f Depth to Bedrock (ft): Overburden/Bedrock: Overburden Water Type: FRESH Casing Material: STEEL </p> <table border="1"> <thead> <tr> <th><u>Thickness (ft)</u></th> <th><u>Original Depth (ft)</u></th> <th><u>Material Colour</u></th> <th><u>Material</u></th> </tr> </thead> <tbody> <tr> <td>15</td> <td>15</td> <td>BLUE</td> <td>CLAY</td> </tr> <tr> <td>15</td> <td>30</td> <td></td> <td>GRAVEL</td> </tr> </tbody> </table>									<u>Thickness (ft)</u>	<u>Original Depth (ft)</u>	<u>Material Colour</u>	<u>Material</u>	15	15	BLUE	CLAY	15	30		GRAVEL
<u>Thickness (ft)</u>	<u>Original Depth (ft)</u>	<u>Material Colour</u>	<u>Material</u>																	
15	15	BLUE	CLAY																	
15	30		GRAVEL																	

Appendix: Ontario Database Descriptions

EcoLog Environmental Risk Information Services Ltd can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to EcoLog ERIS at the time of update. **Note:** Databases denoted with "*" indicates that the database will no longer be updated. See the individual database descriptions for more information.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

AAGR

The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.

Aggregate Inventory Up to Jan 2010

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800-2005

AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Borehole 1875-Jul 2009

BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc.

For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Certificates of Approval 1985-Sept 2002* (for current CofA info please check the EBR Database)

CA

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA. For more current Certificate of Approval information please see the EBR database, which will include information such as 'Approval for discharge into the natural environment other than water (i.e. Air) (EPA s.9)', and Approval for sewage works (OWRA s.53(1)).

TSSA Commercial Fuel Oil Tanks 1948-Aug 2010

CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Coal Gasification Plants 1987, 1988*

COAL

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions 1989-Aug 2010

CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Drill Holes 1886-2005

DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Environmental Registry 1994-Aug 2010

EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water (i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures.(EPA s. 18), Order for conformity with Act for waste disposal sites.(EPA s. 44), Order for remedial work.(EPA s. 17) and many more.

TSSA Fuel Storage Tanks Current to Jun 2010

FST

The Technical Standards & Safety Authority (TSSA), under the *Technical Standards & Safety Act* of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Ontario Regulation 347 Waste Generators Summary 1986-Jan 2010

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Mineral Occurrences 1846-Oct 2009

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports 1992(water only), 1994-2008

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Ontario Oil and Gas Wells 1800-Feb 2010

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Ontario Inventory of PCB Storage Sites 1987-Oct 2004

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Pesticide Register 1988-Jan 2010

PES

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private and Retail Fuel Storage Tanks 1989-1996*

PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Ontario Regulation 347 Waste Receivers Summary 1986-2008

REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition 1997-Sept 2001, Oct 2004-Aug 2010

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use, such as residential, proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality.

Ontario Spills 1988-Jun 2010

SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database 1990-2008

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. For more current information for Waste Disposal Sites please see the EBR database, which will include information such as 'Approval for a waste disposal site (EPA s.27)' and 'Approval for use of a former waste disposal site (EPA s.46)'.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990*

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Water Well Information System 1955-Jan 2010

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Federal Government Source Databases:

Diagram Identifier:

Environmental Effects Monitoring 1992-2007*

EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Environmental Issues Inventory System 1992-2001*

EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Federal Convictions 1988-Jun 2007

FCON

Environment Canada maintains a database referred to as the “Environmental Registry” that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Contaminated Sites on Federal Land June 2000-May 2010

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

FOFT

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

National Analysis of Trends in Emergencies System (NATES) 1974-1994*

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

National Defence & Canadian Forces Fuel Tanks Up to May 2001*

NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

National Defence & Canadian Forces Spills Mar 1999-Jul 2009

NDSP

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the “Transportation of Dangerous Goods Act - 1992”. Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

National Defence & Canadian Forces Waste Disposal Sites 2001-April 2007

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

National Environmental Emergencies System (NEES) 1974-2003

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets – or Trends – which dates from approximately 1974 to present. **NEES Trends** is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

National PCB Inventory 1988-2008

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2008

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005

PCFT

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Transport Canada Fuel Storage Tanks 1970-March 2007

TCFT

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 7,530 hectares (18,600 acres) of land in Pickering, Markham and Uxbridge - owned by the Government of Canada since 1972. Properties on this land has been leased by the government since 1975, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:

Anderson's Waste Disposal Sites 1860s-Present

ANDR

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the *Ontario MOE Waste Disposal Site Inventory*, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. *Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*

Automobile Wrecking & Supplies 2001-Jun 2010

AUWR

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Chemical Register 1992, 1999-Jun 2010

CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

ERIS Historical Searches 1999-Apr 2010

EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Canadian Mine Locations 1998-2009

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Oil and Gas Wells Oct 2001-Jun 2010

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Canadian Pulp and Paper 1999, 2002, 2004, 2005, 2009

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Retail Fuel Storage Tanks 2000-Jun 2010

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks. Information is provided on company name, location and type of business.

Scott's Manufacturing Directory 1992-Sept 2009

SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953*

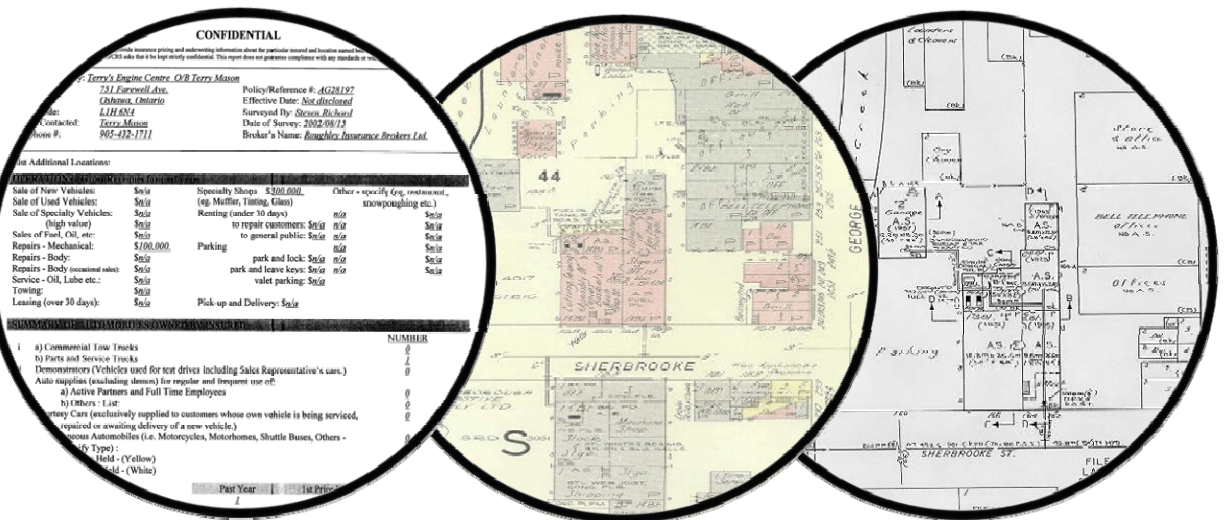
TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. *Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*

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Report Completed By:
Vanessa Ode

Site Address:
495 Richmond St
Ottawa, ON

Project No:
20101013004

Requested by:
E. Goolab
Ecolog ERIS

Date Completed:
October 21, 2010



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Risk Management Services
150 Commerce Valley Drive W
8th Floor
Markham, ON
L3T 7Z3

Tel: (905) 882-6300 x5410
Fax: (905) 695-6543

Historical Environmental Information Reporting System (HEIRS™)

Eleanor Goolab
EcologERIS
12 Concorde Place, Suite 800
Toronto, ON
M3C 4J2

October 21, 2010

Regarding: 495 Richmond St, Ottawa - 20101013004

As requested, we have searched our records concerning the above site and the following information as listed below is appended hereto:

Table with 2 columns: Information, Date(s). Rows include Fire Insurance Plan(s), Property Underwriters' Report(s), and Property Underwriters' Plan(s), all with NRF.

NRF: No Records Found NO: Not Ordered

Our invoice in the amount of \$40.00 (+ HST) for the information provided will follow in due course.

Thank you for employing our services.

Handwritten signature of Vanessa Ode

Vanessa Ode
Environmental Services

New Website – www.scm-rms.ca

TERMS AND CONDITIONS

Report. The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in RMS's records relating to the described property (hereinafter referred to as the "Property"). RMS makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. RMS does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.
Disclaimer. RMS disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on RMS Reports or from any tortious acts or omissions of RMS's agents, employees or representatives.
Entire Agreement. The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.
Governing Document. In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.
Law. This agreement shall be governed by and construed in accordance with the laws of the Province of * and the laws of Canada applicable therein.

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NO RECORDS FOUND

Site Address:

495 Richmond St
Ottawa, ON

Project No:

20101013004

rms





Trow Associates Inc.

2650 Queensview Drive, Unit 100
Ottawa, Ontario K2B 8H6
Telephone: (613) 688-1899
Facsimile: (613) 225-7337
E-mail: ottawa@trow.com
Web Site: www.trow.com

Fax Transmittal

Date: October 13, 2010

To: City of Ottawa **Fax No.:** 613-560-6006

Attention: Municipal Information Search Request

cc: _____ **Fax No.:** _____

Subject: City Records Review

From: Kathy Radisch **Total No. of Pages (including this page):** 4

Ref.: OTT-00020651-A0 495 Richmond Road, Ottawa, Ontario

COMMENTS:

To whom it may concern,

Our firm has been retained to conduct a Phase I Environmental Site Assessment for 495 Richmond Road, Ottawa, ON. We require information pertaining to the property.

We request that the City of Ottawa search their files and provide any information pertaining to the environmental condition of this property and surrounding areas, including any past environmental reports, orders, certificates or approvals.

Please find attached the consent letter from the property owner to release this information for the property in question. In addition, a request for information form has been completed to initiate a search on the property.

If you should have any questions, please do not hesitate to contact me.

Kathy Radisch, Administrative Assistant
Environmental Science and Engineering Services

Attachments: RFI Form, Consent from Owner, Disclaimer



File Number: C10-01-10-0126

October 28, 2010

Kathy Radish
100-2650 Queensview Drive
Ottawa, ON K2B 8H6

RECEIVED NOV 02 2010

Dear Ms. Radish,

**Re: Information Request
495 Richmond Road, Ottawa, Ontario ("Subject Property")**

Internal Department Circulation

The Infrastructure Services and Community Sustainability Department has the following information in response to your request for information regarding the Subject Property:

- The Environmental Remediation & Disposals Branch notes that the subject property was previously owned by the former Regional Municipality of Ottawa – Carleton (RMOC); prior to its sale in June 2003. ESAs were performed on the subject property in 1989 and 2003. Environmental reports are on file in the Disposals and Environmental Remediation Unit of the City of Ottawa's Realty Services Branch.
- Legal Services notes that a Site Plan Agreement between the City of Ottawa and Amica (Westboro Park) Corporation was registered as Instrument No. OC707206, April 16, 2007.
 - Schedule "D" lists the special conditions for this site and this condition:
 12. The Owner has submitted an "Environmental Noise Impact Assessment Report" dated October 11, 2006 (project 2483) prepared by David McManus Engineering Ltd. in compliance with MOE Publication LU-131 to the satisfaction of the Director, Planning and Infrastructure Approvals. The Owner shall implement the noise control measures recommended in the approved noise study at its sole expense.

Search of Historical Land Use Inventory

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

*Sharing our future together
Ensemble, formons notre avenir*

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

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

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

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

A search of the HLUI database revealed the following information:

- There is one (1) activity associated with the Subject Property: Activity Number 3196.

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

- There is one (1) activity associated with properties located within 50m of the Subject Property: Activity Number 12252.

A site map has been included to show the location of the Subject Property as well as the location of all the activities noted above.

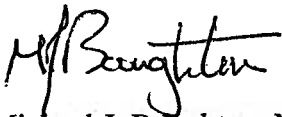
Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance,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

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

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

If you have any further questions or comments, please contact Kate Goslett at (613) 580-2424 ext. 14743 or HLUI@ottawa.ca.

Sincerely,

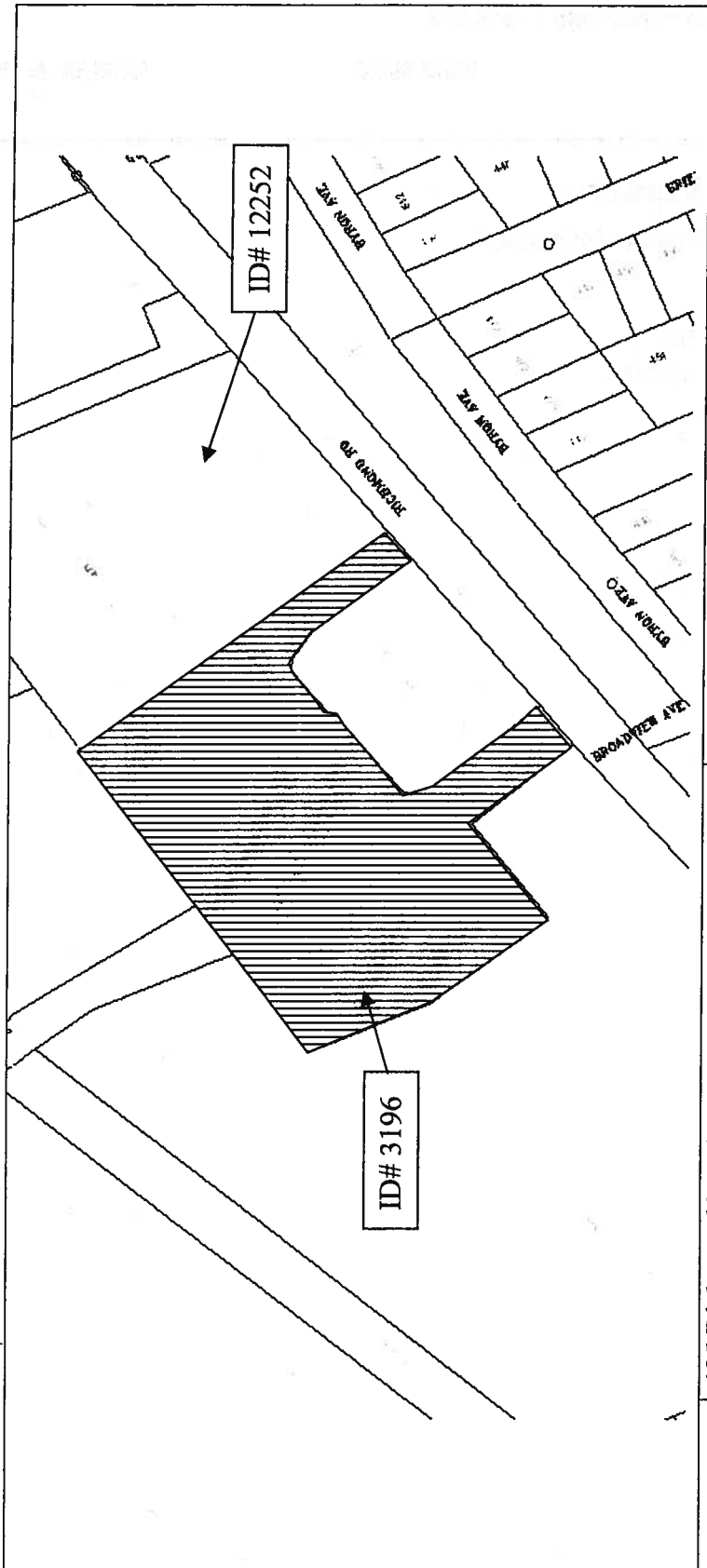


Michael J. Boughton, MCIP, RPP
Acting Program Manager
Development Review (Suburban Services) - West
Infrastructure Services and Community Sustainability

MB/KG

Attach: 3

cc: File no. C10-01-10-0126



Scale 1: n/a

495 Richmond Road
 Ottawa, ON
 File # C10-01-10-0126
 Kate Goslett

Ottawa

ID# = Activity Identification Number

▨ = Subject Site

Overview



CITY OF OTTAWA

HLUI ID: 679AX1

AREA (Square Metres): 11617.963

Report: RPTC_OT_DEV0122

Run On: 13 Oct 2010 at: 11:40:32

Study Year
2005

PIN
039710153

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 12252 **Multiple PINS:** N

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

Related PINS: 039710153

Name: ROGERS OTTAWA LIMITED

Address: 475 RICHMOND ROAD, OTTAWA

Facility Type: Electric Lighting Industries

Comments 1:

Comments 2:

Generator Number: ON8751322

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS SIC

515120 0

334290 0

Company Name

Year of Operation

ROGERS OTTAWA LIMITED

c. 2001

ROGERS OTTAWA LIMITED

c. 2003



CITY OF OTTAWA

HLUI ID: __679AX2

AREA (Square Metres): 10920.344

Report: RPTC_OT_DEV0122

Run On: 13 Oct 2010 at: 11:37:19

Study Year
2005

PIN
039719501

Multi-NAIC
N

Multiple Activities
N

Activity ID: 3196 **Multiple PINS:** N

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

Related PINS: 039719501

Name: CITY OF OTTAWA - PEOPLE SERVICES

Address: 495 RICHMOND ROAD, OTTAWA

Facility Type: General Administrative Services

Comments 1:

Comments 2: DENIS COOLICAN BUILDING

Generator Number: ON0303114

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2003 PID

NAICS SIC

913910 0

Company Name

Year of Operation

MUN-ADMIN

c. 2001

CITY OF OTTAWA - PEOPLE SERVICES

c. 2003



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October 13, 2010

Ref: OTT-00020651-A0

Ms. Suzanne Craig
Coordinator Freedom of Information &
Recorded Information Management
Ontario Ministry of the Environment
8th Floor, 40 St. Clair Avenue West
Toronto, Ontario M4V 1M2

VIA FACSIMILE: 416-314-4285

**File Review Request
495 Richmond Road, Ottawa, Ontario**

Dear Ms. Craig:

I am sending an FOI Request to you for 495 Richmond Road, Ottawa, Ontario. We are conducting an environmental investigation and require any environmental concerns on this property.

If possible, we would appreciate receiving the documentation by fax (613-225-7337) and by mail. If you have any questions, or require any further information, please do not hesitate to contact the undersigned at 613-688-1899, ext. 3296.

Yours truly,
Trow Associates Inc.

Kathy Radisch
Administrative Assistant
Environmental Science & Engineering Services

Enclosures: Form
Credit Card Payment

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

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

Ministère de
l'Environnement

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

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



October 21, 2010

Kathy Radisch
Trow Associates Inc
100 - 2650 Queensview Dr
Ottawa, ON K2B 8H6

Dear Kathy Radisch:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2010-04233, Your Reference #: OTT-00020651-A0**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 495 Richmond Road, Ottawa.

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

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

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 5 pages @ \$0.20/page	1.00
• Delivery	3.00
• Total	\$34.00
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 4.00

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

If you have any questions regarding this matter, please contact Sharon Menzies at (416) 327-1429.

Yours truly,


Donna Currie
FOI Coordinator
Freedom of Information and Protection of Privacy Office

Attachments



Ministry of the Environment
Ministère de l'Environnement

135 St. Clair Avenue West
Suite 100
Toronto, Ontario
M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto (Ontario)
M4V 1P5

SEP 26 1990

Ottawa-Carleton Health Department
495 Richmond Road
Ottawa, Ontario
K2A 4A4

Attn: Mr. R. Dinelle
Buyer

Dear Mr. Dinelle:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(4) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) dated April 19, 1989 and further correspondence as outlined in Schedule "B" for the following site:

495 Richmond Road
Ottawa, Ontario

The Generator Registration Number assigned to your company at this site is:

ON0303114

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

This acknowledgement letter supersedes the previous acknowledgement letter dated June 15, 1989 for this site.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.


It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.
2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

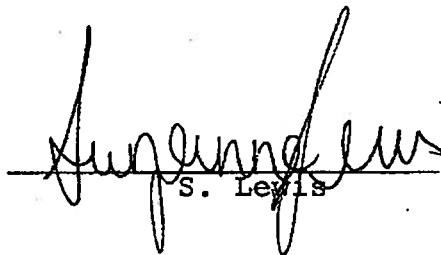
If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is not required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5157.

Yours truly,


Director
Regulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer:


S. Lewis

EAS/lvc

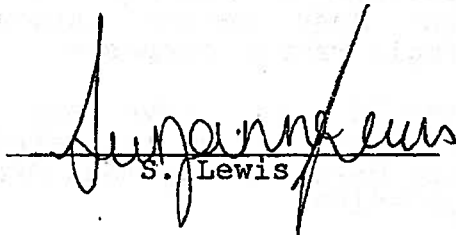
Enclosure

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number ON0303114, dated at Toronto, SEP 26 1990

Waste Stream	Waste Class
1. Pathological wastes (hypodermic needles, microscope slides, blood collection, etc.)	312P

Waste Management Branch Reviewer:


S. Lewis