

154 Colonnade Road South  
Ottawa, Ontario  
Canada, K2E 7J5  
Tel: (613) 226-7381  
Fax: (613) 226-6344

December 3, 2018  
File: PE1699-LET.02

**Ashcroft Homes**  
18 Antares Drive  
Ottawa, Ontario,  
K2E 1A9

Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science  
Archaeological Studies

Attention: **Ms. Kieran Watson**

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

Subject: **Phase I - Environmental Site Assessment Update  
Residential Development  
114 Richmond Road  
Ottawa, Ontario**

Dear Madame,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I ESA entitled "Phase I-Environmental Site Assessment and Tank Pull, Institutional Property, 114 Richmond Road, Ottawa, Ontario" prepared by Paterson, dated in June 9, 2009.

This report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg 153/04, as amended. This report is to be read in conjunction with the 2009 report.

## Background

The Phase I Property addressed 114 Richmond Road is located approximately 45 m south of Richmond Road between Hilson Avenue and Leighton Terrace, in the City of Ottawa, Ontario. The property is situated in three (3) different zoning areas: Traditional Mainstreet Zone in the northern portion, Residential 5<sup>th</sup> Density Zone in the southern portion and Parks and Open Space Zone along the eastern property boundary.

The subject site was occupied by a convent predating 1928 and had operated as a convent until the 2008 when the property was transferred under new ownership. The site has since been vacant.

The 2009 Phase I-ESA for the subject site had identified an underground storage tank (UST) on-site. Paterson monitored a tank removal program that was subsequently conducted. No petroleum impacted soil was encountered in the excavation. Soil samples were submitted for analytical testing, the results of which did not indicate any significant fuel oil impact. All samples were in compliance with the MECP Standards in effect at the time. The results also comply with the current MECP Standards. Based on these findings no further investigative work (i.e. Phase II-ESA) was recommended.

Paterson subsequently conducted a geotechnical Investigation (PG2159-1) in August 2010. The soil profile generally consisted of a topsoil over glacial till, which in turn was underlain by limestone bedrock. Practical refusal to augering was encountered at depths between 8.7 and 9.8 m. Diamond drilling confirmed bedrock surfaces were at depths ranging between 8.7 to 10.7 m below the existing grade. Based on available geological mapping, the subject site is located in an area where the bedrock consists of limestone and dolomite of the Ottawa Formation.

## **Site Conditions**

A site visit was conducted on November 30, 2018. The subject site is occupied by the pre-existing three (3) storey convent building. No significant changes were apparent to exterior of the building since the 2009 Phase I-ESA. The convent is currently unoccupied as property signage indicated that a new development is to occur in the near future. A fenced area containing construction materials was observed on the southern end of the property. The ground was covered in gravel, which was likely left-over as part of a temporary parking lot from earlier developments (88, 98, and 109 Richmond Road). No environmental concerns were identified during the site visit.

Site drainage consists primarily of infiltration. No discoloured snow/vegetation was observed on the property. No private sewage systems or wells were observed on the subject property. No evidence of current or former railway or spur lines on the subject property was observed at the time of the site inspection.

The site is uneven and above the grade of the surrounding roads and streets, sloping downwards towards the north. The regional topography also slopes downwards towards the north and northwest in the direction of the Ottawa River, approximately 1.3 km from the subject site. At the time of the 2009 I-ESA the subject property extended right up to Richmond Road. The northern portion of the original property has been developed as condominiums and is addressed 88 and 89 Richmond Road. The configuration of the subject site is shown on Drawing PE1699-4– Site Plan, which is appended to this report.

## Updated Records Review

A request was submitted on November 30, 2018 to the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. A response from the MECP had not been received at the time this report was issued. Any pertinent information will be forwarded to the client upon receipt. A copy of the request form has been appended to this report.

A Historical Land Use Inventory (HLUI) was submitted to the City of Ottawa on November 30, 2018 to identify any activities on the subject site and adjacent properties within a 50 m search radius. A response from the City of Ottawa had not been received at the time this report was issued. Any pertinent information regarding the subject site will be forwarded to the client upon receipt. A copy of the request form has been appended to this report.

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 30, 2018 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records of underground storage tanks, spills or incidents were listed in the TSSA registry for the subject site or the adjacent properties. A copy of the TSSA correspondence has been appended to this report.

The latest aerial photograph reviewed at the time of the 2009 Phase I ESA was dated 2007. A review of an aerial photograph for 2017 shows the northern portion of the original site fronting onto Richmond Road has been developed with a residential condo building. The southern portion of the subject site appears to be covered in gravel from the temporary construction of the parking lot. No significant changes were noted with regard to the surrounding properties within the Phase I study area, with the exception of a new residential condo building north of the site across Richmond Road (north side) and 360 Patricia Avenue (southwest corner of Richmond Road and Patricia Avenue).

Several properties addressed 101 Richmond Road and 360 Patricia Avenue have been developed with condominium buildings since 2009. The property addressed 101 Richmond Road was formerly a retail fuel outlet (RFO) while the second property was a Canadian Tire Store with an automotive garage. Both properties underwent remediation programs and ultimately had Records of Site Conditions (RSCs) files on them by Paterson. While these properties were potentially contaminating activities (PCAs), they do not represent an areas of potential environmental concern (APEC) on the subject site. Other PCAs or former PCAs (RFOs and automotive garages) have been located on each

corner of the intersection of Island Park Drive and Richmond Road, however, they are not close enough to represent APECs on the subject site.

The adjacent properties to the north, east and south of the subject site were occupied by primarily residential dwellings and the occasional commercial/retail business with an elementary school situated to the west of the site. A retail fuel outlet (RFO) was identified approximately 140 m northeast of the subject site. Based on the separation distance and downgradient orientation, the RFO is not considered to pose a risk to the subject site.

No other PCAs were identified with regard to the current use of the neighbouring lands.

## **Update Conceptual Site Model**

Based on the above noted records and the site visit, no significant changes have been made to the subject site or adjacent properties. No new potentially contaminating activities or areas of potential environmental concern were identified as part of the Phase I ESA Update. Based on this Phase I-ESA Update, it is our opinion that a Phase II-ESA is not required for the subject site located at 114 Richmond Road, Ottawa, Ontario.

## **Statement of Limitations**

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended under the Environmental Protection Act. 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 Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment.

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 Ashcroft Homes. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

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

**Paterson Group Inc.**



Mandy Witteman, M.A.Sc.



Mark S. D'Arcy, P.Eng.



**Report Distribution:**

- Ashcroft Homes
- Paterson Group

**Appendix:**

- MECP FOI Request
- City of Ottawa Historic Land Use Response
- TSSA Correspondence
- Drawing PE1699-1 – Site Plan

## 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 Mandy Witteman Paterson Group Inc. 154 Colonnade Road Ottawa, ON K2E 7J5 Email address: mwitteman@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. PE1699		Signature/Print /Name of Requester Mandy Witteman		
<b>Request Parameters</b>				
Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> ) 114 Richmond Road, Ottawa Ontario				
Present Property Owner(s) and Date(s) of Ownership Ashcroft Homes				
Previous Property Owner(s) and Date(s) of Ownership Unknown				
Present/Previous Tenant(s), (if applicable) Unknown				
<b>Search Parameters</b>				<b>Specify Year(s) Requested</b>
<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 <b>AND</b> tenant information must be provided				all
Waste Generator number/classes				all
<b>Certificates of Approval ► Proponent information must be provided</b>				
1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
			<b>SD</b>	<b>Specify Year(s) Requested</b>
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.

154 Colonnade Road South  
Ottawa, Ontario  
Canada, K2E 7J5  
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November 30, 2018  
File: PE1699-HLUI

**City of Ottawa**  
110 Laurier Avenue W  
Ottawa, Ontario  
K1P 1J1

Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Geological Engineering  
Materials Testing  
Building Science  
Archaeological Services

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

Subject: **Authorization Letter, HLUI Search  
Phase I-Environmental Site Assessment  
114 Richmond Road  
Ottawa, Ontario**

Dear Sir,

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner:

Ashcroft Homes

Name of Representative

Kieran Watson

Authorization of Representative

AKWat

Date

Dec. 3, 2018

## Mandy Witteman

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**From:** Public Information Services <publicinformationservices@tssa.org>  
**Sent:** November-30-18 12:11 PM  
**To:** Mandy Witteman  
**Subject:** Re: Search Records Request (PE1699) (No Record)

Hello,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

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

Roxana



**Roxana Mashtaler | Public Information Agent**

Facilities  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: [mashtaler@tssa.org](mailto:mashtaler@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Mandy Witteman <MWitteman@Patersongroup.ca>  
**Sent:** November 30, 2018 11:12 AM  
**To:** Public Information Services <publicinformationservices@tssa.org>  
**Subject:** Search Records Request (PE1699)

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 in Ottawa, ON:

Richmond Rd: 114, 98, 101, 77, 89, 87, 72, 145  
Patricia Ave: 360,  
Hilson Ave: 407

Thank you



Best Regards,

Mandy Witteman

**patersongroup**  
**solution oriented engineering**

154 Colonnade Road South

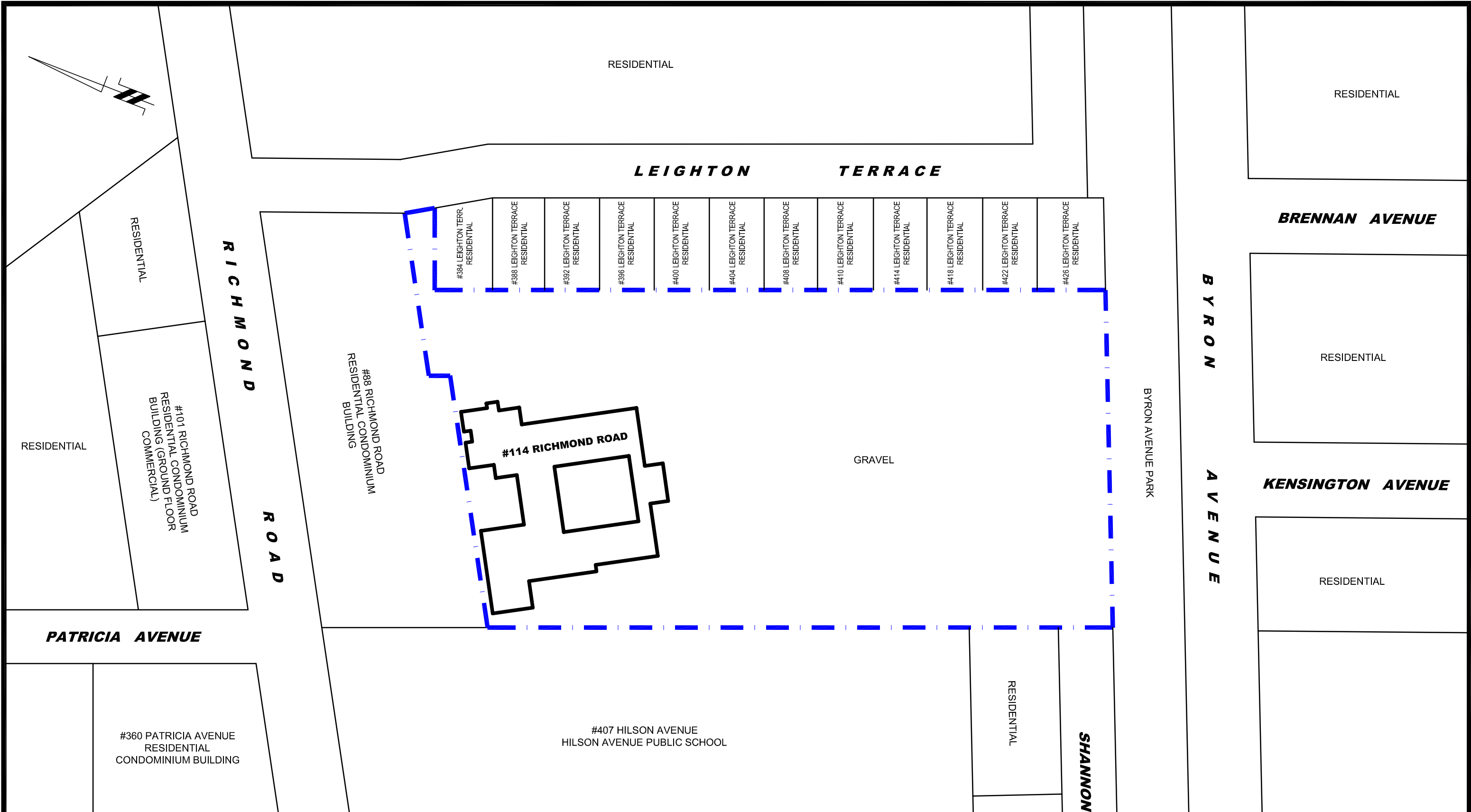
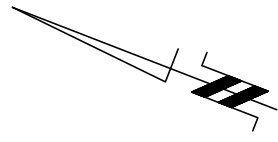
Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 339

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Email: [mwitteman@patersongroup.ca](mailto:mwitteman@patersongroup.ca)

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**patersongroup**  
consulting engineers

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NO.	REVISIONS	DATE	INITIAL
0			

ASHCROFT HOMES  
PHASE I - ENVIRONMENTAL SITE ASSESSMENT  
114 RICHMOND ROAD

OTTAWA, ONTARIO

Title: **SITE PLAN**

Scale:	1:1000	Date:	12/2018
Drawn by:	MPG	Report No.:	PE1699-LET.02
Checked by:	MW	Dwg. No.:	<b>PE1699-4</b>
Approved by:	MSD	Revision No.:	0