



6 June 2019  
Project Number: 190419

JB Holdings Inc.  
107 Pretoria Avenue  
Ottawa, ON K1S 1W8

**Re: Phase One Environmental Site Assessment Addendum  
24 & 26 Pretoria Avenue, Ottawa, ON K1S 1W7**

Dear Mr. John Bassi:

In May 2019 BluMetric Environmental Inc. (BluMetric™) was retained by JB Holdings Inc. (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the properties located at 24 & 26 Pretoria Avenue in Ottawa, Ontario (subsequently referred to as the “Phase One Property”). This Phase One ESA is being performed for due diligence purposes, to identify potential environmental liabilities, if any, on the Phase One Property for Site Plan Approval with the City of Ottawa in general accordance with Ontario Regulation 153/04, as amended (O. Reg. 153/04). It is understood that this Phase One ESA is required to be completed prior to the redevelopment of the Phase One Property and will not be used in the filing of a Record of Site Condition (RSC). Therefore, a current stamped legal survey and land title search was not completed as part of this Phase One ESA.

## **BACKGROUND**

In September 2018 BluMetric was retained by Royal LePage Performance Realty (Royal LePage) on behalf of the Client to prepare a Phase One ESA for the properties located at 28 & 30 Pretoria Avenue in Ottawa, Ontario.

Since September 2018, the Client purchased the Phase One Property and will be submitting for Site Plan Approval with the City of Ottawa prior to the redevelopment of the four municipal addresses jointly. Therefore, BluMetric has completed the necessary records review, site reconnaissance, interviews and reporting for the Phase One Property and has been prepared as an addendum to:

Tel. 613-839-3053  
Fax. 613-839-5376

BluMetric Environmental Inc.  
3108 Carp Road, PO Box 430, Ottawa, Ontario, Canada K0A 1L0

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



*BluMetric Environmental Inc. 2018. Phase One Environmental Site Assessment, 28 & 30 Pretoria Avenue, Ottawa, Ontario, Project Number 180623. Dated November 2018 (BLM, 2018)*

This addendum report refers only to the Phase One Property, as described above. Information pertaining to terms of reference, scope of investigation, 28 & 30 Pretoria Avenue and the Phase One Study Area remains unchanged and presented in the above noted report.

Figure changes to incorporate the four municipal addresses to show the Phase One Property as a whole have been completed and are found following the text of this addendum and described as follows:

- Figure 1: Phase One Property Location
- Figure 2: Phase One Property
- Figure 3: Phase One Property and Phase One Study Area
- Figure 4: Conceptual Site Model

The figures included within this addendum act to replace the figures provided in the original BluMetric (BLM, 2018) report.

## PHASE ONE PROPERTY INFORMATION

### Municipal Address(s), Property Identification Number (PIN) and Property Description

As provided by the City of Ottawa, the Phase One Property has municipal address of:

- 24 Pretoria Avenue, Ottawa, Ontario K1S 1W7
- 26 Pretoria Avenue, Ottawa, Ontario K1S 1W7

As provided by the City of Ottawa, the legal description of the Phase One Property is:

- 24 Pretoria Avenue: Plan 53786, Part Lot 3; RP4R-2310 Part 2 (PIN) 041320191
- 26 Pretoria Avenue: Plan 53786, Part Lot 3; RP4R-2310 Part 1 (PIN) 041320190

The Phase One Property location is shown in Figure 1.



### **Name, Address, and Other Contact Information for the Property Owner:**

The Phase One Property is currently owned by:

JB Holdings Inc. (24 Pretoria Avenue)

JB Holdings Inc. (26 Pretoria Avenue)

### **Name, Status, and Other Contact Information for Any Other Person who Engaged the Qualified Person to conduct the Phase One ESA:**

The principal client contact is as follows:

Mr. John Bassi

President

JB Holdings Inc.

107 Pretoria Avenue

Ottawa, ON K1S 1W8

613-695-6767

### **General Description of the Phase One Property**

As provided by the City of Ottawa, the Phase One Property has a total area of approximately 0.08 acres (0.033 hectares) and is rectangular in shape with a frontage of approximately 11 m along Pretoria Avenue and a depth of approximately 30 m. The Phase One Property is currently developed with one semi-detached, multi-level residential building and two paved driveways. The remaining portions of the Phase One Property are landscaped. The Phase One Property is located on the south side of Pretoria Avenue and currently zoned Residential Fifth Density (R5C). The Phase One Property is immediately surrounded to the south and west by residential land use (R3 and R4), commercial/mixed land use (LC1) to the east and commercial/mixed land use (GM4) to the north.

Based on the Fire Insurance Maps (FIM) and aerial photography reviewed, the Phase One Property was first developed prior to 1912. Prior to its original residential construction, it is suspected the Phase One Property was vacant and used for recreational purposes, but this cannot be confirmed based on the information reviewed.

The Phase One Property is shown in Figure 2. The Phase One Property and Phase One Study Area are shown in Figure 3.



## RECORDS REVIEW

### First Developed Use Determination

Based on the FIM and aerial photography reviewed, the Phase One Property was first developed prior to 1912. Prior to its original residential construction, it is suspected the Phase One Property was vacant and used for recreational purposes, but this cannot be confirmed based on the information reviewed.

### Fire Insurance Maps

A request was submitted to ERIS by BluMetric in September 2018 (BLM, 2018). The FIM for the years 1901, 1912, 1948, and 1963 were provided for review by Opta Information Intelligence and are summarized as follows:

#### 1901 – Fire Insurance Map for the Phase One Property

The FIM from 1901 does not show any residential development on the Phase One Property. Three possible scenarios exist: the land was vacant and undeveloped, the land was recreational and occupied by the Metropolitan Athletic Grounds, or the land was developed with residential properties which were not included on the FIM. Tanks or other information was not identified for the Phase One Property.

The actual land use on the Phase One Property in 1901 cannot be confirmed based on the information provided.

#### 1912 – Fire Insurance Map for the Phase One Property

The FIM from 1912 illustrates Pretoria Avenue, Metcalfe Street, and Elgin Street bordering the Phase One Property. One semi-detached residential building is visible and corresponds to 24 & 26 Pretoria Avenue. Tanks or other information was not identified for the Phase One Property.

#### 1948 – Fire Insurance Map for the Phase One Property

The FIM from 1948 illustrates Pretoria Avenue with Metcalfe Street and Elgin Street bordering the Phase One Property. One semi-detached residential building is visible and corresponds to 24 & 26 Pretoria Avenue. Tanks or other information was not identified for the Phase One Property.



## **1963 – Fire Insurance Map for the Phase One Property**

The FIM from 1963 illustrates Pretoria Avenue with Metcalfe Street and Elgin Street bordering the Phase One Property. One semi-detached residential building is visible and corresponds to 24 & 26 Pretoria Avenue. No tanks or other information was identified for the Phase One Property.

## **ENVIRONMENTAL SOURCE INFORMATION**

A search of federal government, provincial government and private database records was completed by ERIS in September 2018 (BLM, 2018).

### **Federal Government Database Records**

Records of environmental interest or PCA related to the Phase One Property were not identified within the federal government database records.

### **Ontario Government Database Records**

Records of environmental interest or PCA related to the Phase One Property were not identified within the provincial government databases searched.

### **Private Database Records**

Records of environmental interest or PCA related to the Phase One Property were not identified within the private databases searched.

### **Ontario Ministry of the Environment, Conservation and Parks**

A request for information about the Phase One Property was filed with the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) on May 13, 2019.

A response was received on May 17, 2019. Records were not located within the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch for the Phase One Property.

Correspondence with the MECP FOI is provided in Appendix A.



## **Ontario Ministry of Natural Resources**

Areas of Natural and Scientific Interest (ANSI) includes water bodies, wetlands, wooded areas, conservation areas, municipal parks, provincial parks, natural parks and nature reserves. An ANSI map was provided by ERIS in September 2018 (BLM, 2018).

ANSI was not identified within the Phase One Property.

## **Technical Standards and Safety Authority**

A request for information about the Phase One Property was filed with the Technical Standards & Safety Authority (TSSA) on May 13, 2019 for information of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the Phase One Property from all historical records to present.

At the time of writing, a response had not been received from the TSSA. If records are received following the issuance of this report which provide new environmental information that modifies the report conclusions, a revision will be prepared and issued.

It should be noted that the Fuels Safety Division did not register private fuel underground or aboveground storage tanks prior to January 1990 or furnace oil tanks prior to May 1, 2002. The Fuels Safety Division also does not register waste oil tanks in apartments, office buildings, residences etc. or aboveground gas or diesel tanks.

Correspondence with the TSSA is provided in Appendix A.

## **PHYSICAL SETTING SOURCES**

### **Aerial Photos**

Aerial photographs were collected for every decade starting with 1928. Earlier aerial photos were not available. Aerial photographs for the years 1928, 1958, 1965, 1976, 1991, 2007, 2013, 2014, and 2017 were reviewed as follows:



Photo Date	Phase One Property Description
1928	The Phase One Property appears to be developed with one semi-detached, residential building similar in configuration as its current development. Paved driveways are observed along the north portion of the Phase One Property adjacent Pretoria Avenue while landscaped areas appear within the south portion.
1958	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
1965	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
1976	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
1991	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
2007	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
2013	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
2014	The Phase One Property appears to be similar as described in the 1928 aerial photograph.
2017	The Phase One Property appears to be similar as described in the 1928 aerial photograph.

Aerial photographs of the Phase One Property are included in Appendix B.

### Fill Materials

Records regarding the placement of fill materials at the Phase One Property were not available for review. No indication of the placement of fill was observed during the site reconnaissance.

### Water Bodies

There are no water bodies on the Phase One Property. On a regional scale, topographic relief and local groundwater flow slopes in the northeastern direction, approximately 195 m towards the Rideau Canal. Regional groundwater flow is inferred to be approximately 2.0 km north towards the Ottawa River.

### Well Records

Groundwater monitoring wells were not observed on the Phase One Property during the site reconnaissance.

### Summary of Findings

PCA were not identified for the Phase One Property within the records review.



## INTERVIEWS

Interviews were completed for the Phase One Property by Mrs. Julia LaRonde, C.E.T. under the supervision of Ms. Karen Greer, QP<sub>ESA</sub> (subsequently referred to as the QP) of BluMetric. Interview questions were designed by QP and conducted on May 28, 2019 with Ms. Kristen Buter, Vice President of JB Holdings Inc. via email correspondence.

A summary of the information provided by Ms. Buter, to the best of her knowledge, is provided below:

- Ms. Buter reported that the previous residential tenants, whom currently still occupy the building, did not provide any information in regards to the Phase One Property.
- Ms. Buter reported that JB Holdings Inc. currently owns the Phase One Property, purchasing one month ago.
- Ms. Buter reported that the age of the building is unknown but estimated at approximately 80 years.
- Ms. Buter reported that it is unknown what occupied the Phase One Property prior to its residential development.
- Ms. Buter is not aware of any known or suspected groundwater or soil contamination on the Phase One Property.
- Ms. Buter is not aware of any current or historical underground and/or aboveground storage tanks installed or used at the Phase One Property.
- Ms. Buter reported that the Phase One Property is currently serviced by Hydro Ottawa, Enbridge Gas and the City of Ottawa water and sewer system.
- Ms. Buter is not aware of any current or historical leaks, spills, staining or unusual odours at the Phase One Property.
- Mr. Buter is not aware of any unusual odours or sheen within the sump pits and/or drains within the basements on the Phase One Property.
- Mr. Buter is not aware of any current or historical fill material used at the Phase One Property.

### Summary of Findings

PCA were not identified for the Phase One Property within the interviews completed.





## SITE RECONNAISSANCE

### GENERAL REQUIREMENTS

The Phase One Property was visited for approximately 1 hour on May 24, 2019 by Mrs. Julia LaRonde, C.E.T. of BluMetric. Weather conditions were clear and wet; ambient air temperature was approximately 12°C. Access to the entire Phase One Property was possible during the site reconnaissance, with the exception of the second floor in both 24 & 26 Pretoria Avenue.

In addition, 24 Pretoria Avenue was extremely cluttered causing difficulty in viewing interior basement walls and floor and permission for interior photos was not granted. There are no concerns regarding the inaccessible area.

Photographs of the Phase One Property exterior compiled during the site reconnaissance are included in Appendix B.

### SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

#### Structures and Other Improvements

##### Description of Structures and Other Improvements

The Phase One Property was observed to be developed with one semi-detached, multi-level residential building and two paved driveways. The interior of the building consisted of living areas and storage space. Approximately 45% of the Phase One Property is covered by the building and paved driveways while the remaining 55% is covered by landscaped areas. Both backyards are fenced and have an attached deck at the back door.

##### Below Ground Structures Associated With Structures and Other Improvements

The residential building has a below grade basements within each municipal address. The basements are constructed of poured concrete floor and concrete block and stone walls. The basements are unfinished and primarily used for storage and utilities. One sump was observed in the southwest corner of 26 Pretoria Avenue. The sump appeared to be in good condition and the water was clear with no sheen or unusual odors. No sump was observed in 24 Pretoria Avenue, however, due to extensive storage, visibility and access was limited within the basement. The visible portions of the basement floors appear to be in good condition with no cracking or damaged areas. No tenants occupy either basement.



### Tanks

Tanks were not observed to be used or stored at the Phase One Property.

Evidence of former above ground storage tanks, was not noted along the exterior walls or within the basements of the residential building were observed. However, 24 Pretoria Avenue was extremely cluttered causing difficulty in viewing the interior basement walls and floor.

### Water Sources Associated With Structures and Other Improvements

The Phase One Property is connected to the City of Ottawa municipal water and sewer services along Pretoria Avenue.

### Underground Utilities and Service Corridors

The Phase One Property is connected to electrical and communication utilities via overhead cables, and is serviced by natural gas. Electrical is provided by Hydro Ottawa while natural gas is provided by Enbridge Gas. Specific details are not available regarding the location, if any, of underground utilities and service corridors at the Phase One Property.

## **Interiors of Structures and Buildings**

### Entry/Exit Points

Various entry/exit points were observed at the Phase One Property. Both 24 & 26 Pretoria Avenue has a front and back door as well as multiple windows.

### Heating Systems

The residential building is heated by a natural gas fired furnaces and are serviced by Enbridge Gas. One furnace was observed in each basement space. Information in regards to maintenance practices was not received.

### Cooling Systems

Information was not provided in regards to cooling systems at the Phase One Property.



### Drains, Pits and Sumps

One sump was observed in the southwest corner of 26 Pretoria Avenue. The sump appeared to be in good condition and the water was clear with no sheen or unusual odors.

The basement floor appeared to be in good condition with no cracking or damaged areas surrounding the sump.

Sump was not observed in 24 Pretoria Avenue, however, due to extensive storage and poor visibility and access was limited within the basement. The visible portions of the basement floor appeared to be in good condition with no cracking or damaged areas.

### Unidentified Substances in the Interior of Any Building or Structure

Buildings, structures or unidentified substances were not observed at the Phase One Property.

### Stains and Corrosion on Floors

Staining or corrosion was not observed at the Phase One Property.

## **Exterior Portions of the Phase One Property**

### Current and Former Wells

Current or former wells were not observed at the Phase One Property.

### Sewage Works

The Phase One Property is connected to the City of Ottawa sewer system along Pretoria Avenue.

### Ground Surface Details

Landscaped areas were observed at the Phase One Property. Storm water at the Phase One Property is interpreted to infiltrate landscaped areas and/or discharge to the municipal storm sewer system via catch basins located along Pretoria Avenue.

### Railway Lines and Spurs

Railway lines or spurs were not observed at the Phase One Property.



## **Parts of the Phase One Property Not Covered by Buildings or Other Structures**

### Stained Soil, Vegetation or Pavement

Stained soil, vegetation or pavement was not observed at the Phase One Property.

### Stressed Vegetation

Stressed vegetation was not observed at the Phase One Property.

### Area Where Fill or Debris May Have Been Placed or Graded

Evidence of fill material or debris was not noted during the site reconnaissance. No information in regards to fill material or debris was received.

## **Potentially Contaminating Activities in Areas Not Covered by Buildings or Other Structures**

PCA were not identified in areas not covered by buildings or other structures were identified.

## **Unidentified Substances in Areas Not Covered by Buildings or Other Structures**

Unidentified substances were not observed on the Phase One Property in areas not covered by buildings or other structures. No information in regards to unidentified substances in areas not covered by buildings or other structures was received.

## **Enhanced Investigation at the Property**

The Phase One Property does not meet the definition for an Enhanced Investigation in O. Reg. 153/04.

### Operations at the Phase One Property

Operations were not observed at the Phase One Property.

### Hazardous Materials Used or Stored at the Phase One Property

Hazardous materials are not used or stored at the Phase One Property.



#### Products Manufactured at the Phase One Property

Products manufactured were not observed at the Phase One Property.

#### By-Products and Wastes at the Phase One Property

By-products and wastes were not observed at the Phase One Property.

#### Raw Materials Handling and Storage at the Phase One Property

Raw materials handling and storage was not observed at the Phase One Property.

#### Details of Drums, Totes and Bins at the Phase One Property

Drums, totes or bins were not observed at the Phase One Property.

#### Details of Oil/Water Separators

Oil/water separator was not observed at the Phase One Property.

#### Vehicle and Equipment Maintenance Areas

Vehicle and equipment maintenance areas were not observed at the Phase One Property.

#### Spills

Spills were not observed or reported for the Phase One Property.

#### Details of Liquid Discharge Points

Liquid discharge points were not observed at the Phase One Property.

#### Equipment Used in Processing and Manufacturing

Equipment used in processing and manufacturing was not observed at the Phase One Property.

#### Hydraulic Lift Equipment

Hydraulic lift equipment was not observed at the Phase One Property.



## Summary of Findings

As provided by the City of Ottawa, the Phase One Property has a total area of approximately 0.08 acres (0.033 hectares) and is rectangular in shape with a frontage of approximately 11 m along Pretoria Avenue and a depth of approximately 30 m. The Phase One Property is located on the south side of Pretoria Avenue and currently zoned R5C. The Phase One Property is immediately surrounded to the south and west by residential land use (R3 and R4), commercial/mixed land use (LC1) to the east and commercial/mixed land use (GM4) to the north.

During the site reconnaissance, the Phase One Property was observed to be developed with one semi-detached, multi-level residential building, and two paved driveways. The remaining portions of the Phase One Property are landscaped. The interior of the residential buildings consisted of living areas and storage space.

It is assumed, based on the age of the building, that each residential home would have been historically equipped with a heating oil above ground storage tank. No staining, leaking or unusual odors were identified during the site reconnaissance indicating the possible location of the suspected historical above ground storage tank. No visual indications of floor drains or cracked foundations were observed which could create a pathway for environmental contamination from locations of the suspected historical heating oil above ground storage tank.

The risk, if any, due to the historical presence of heating oil above ground storage tank at the Phase One Property is considered low and not likely to pose an environmental concern to the Phase One Property.

## WRITTEN DESCRIPTION OF THE INVESTIGATIONS

PCA were not noted on the Phase One Property during the site reconnaissance.

## REVIEW AND EVALUATION OF INFORMATION

### CURRENT AND PAST USES

The Phase One Property has the following history of use:

Time Period	Use(s)	Description
Prior to 1912	Unconfirmed, likely used for residential or recreational purposes	Residential or Recreational
1912 – Present	Residential	Residential



## **POTENTIALLY CONTAMINATING ACTIVITY**

### **Phase One Property**

Through records review, interviews and a site reconnaissance visit, no PCA were identified at the Phase One Property.

## **AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

### **Evaluation of Information**

Information from each of the components of the Phase One ESA was evaluated and considered in order to identify Areas of Potential Environmental Concern (APEC) on the Phase One Property based on the PCA identified on the Phase One Property.

In determining if the PCA identified on the Phase One Property result in APEC, i.e. areas of actual or potential environmental concern at the Phase One Property, BluMetric has evaluated the information collected during this Phase One ESA based on the concepts of source, pathways and receptors. It should be noted that no testing of samples or measuring of environmental parameters occurred as part of the scope of a Phase One ESA.

### **Identified Areas of Potential Environmental Concern**

There are no identified APEC (and no identified PCA) due to the current or historical land use at the Phase One Property.

### **Contaminants of Potential Concern**

There are no contaminants of potential concern (COPC) identified at the Phase One Property.

### **Information Gaps in Phase One Investigation**

The Phase One Property was visited on May 24, 2019. Access to the Phase One Property was provided as detailed above. All efforts were made to obtain records for the Phase One Property.

A response from the TSSA had not been received at the time this report was issued. If records are received that provide new environmental information modifying conclusions drawn in the current Phase One ESA report, a summary will be prepared and forwarded.



## Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM), Figure 4, for the Phase One Property and Phase One Study Area is found following the text of this addendum. It shows:

- Existing buildings and structures (if present);
- Roads within the Phase One Study Area (if present);
- Uses of properties adjacent to the Phase One Property; and,
- Locations of PCA identified (if any) in this report.

## CONCLUSIONS

### IS A PHASE TWO ESA REQUIRED BEFORE AN RSC IS SUBMITTED?

It is the opinion of the QP that the PCA observed within the Phase One Study Area pose a low level of environmental risk and/or liability to the Phase One Property (BLM, 2018). Actual sources of environmental impact were not identified at the Phase One Property due to the current or historical land use at the Phase One Property or within the Phase One Study Area.

Based on the information collected during this Phase One ESA, no PCA were identified, therefore, a Phase Two ESA is not recommended at this time.

## LIMITING CONDITIONS

This Phase One ESA report was performed in accordance with the substance and intent of the Phase One ESA document produced by the Canadian Standards Association (CSA Z768-01 and Update No. 1) and the definition in O. Reg. 153/04. The findings in this report are based on: observations made during a site visit; interviews with people familiar with the site; a review of historical records concerning the current and past uses of the Phase One Property; and requests for information filed with provincial and municipal agencies.

The conclusions presented in this report represent our professional opinion and are based on the conditions observed on the dates set out in the report, the information available at the time this report was prepared, the scope of work, and any limiting conditions noted herein.





BluMetric provides no assurances regarding changes to conditions subsequent to the time of the assessment. BluMetric makes no warranty as to the accuracy or completeness of the information provided by others or of the conclusions and recommendations predicated on the accuracy of that information.

This report has been prepared for JB Holdings Inc. Any use a third party makes of this report, any reliance on the report, or decisions based upon the report, are the responsibility of those third parties unless authorization is received from BluMetric in writing. BluMetric accepts no responsibility for any loss or damages suffered by any unauthorized third party as a result of decisions made or actions taken based on this report.

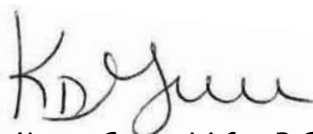
#### STATEMENT AND SIGNATURE OF THE QUALIFIED PERSON

This Phase One Environmental Site Assessment of the Phase One Property includes the evaluation of information gathered from a records review, site reconnaissance, and interviews. It has been conducted in accordance with O. Reg. 153/04, by or under the supervision of a qualified person.

Respectfully submitted,  
**BluMetric Environmental Inc.**



Julia LaRonde, C.E.T.  
Intermediate Occupational Hygiene /  
Environmental Technologist



Karen Greer, M.Sc., P.Geo., QP<sub>ESA</sub>  
Senior Hydrogeologist

Encl.

*Ref: 190419 Phase One ESA Pretoria Avenue.docx*




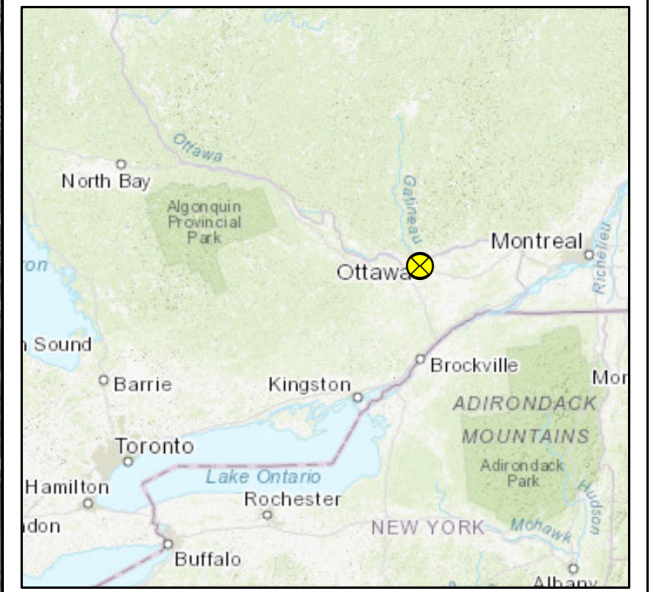
## FIGURES





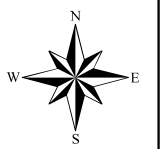
LEGEND

 Phase One Property



1				
REV.	DESCRIPTION	YY/MM/DD	BY	CHK

**REFERENCES**  
 PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC. DO NOT SCALE DRAWING.  
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**CLIENT**  
**JB Holdings Inc.**

**PROJECT**  
**Phase One  
 Environmental Site Assessment  
 24, 26, 28 & 30 Pretoria Avenue,  
 Ottawa ON**

**TITLE**  
**Phase One  
 Property Location**

 3108 Carp Road PO Box 430  
 Ottawa, Ontario K0A 1L0  
 TEL: (613) 839-3053  
 FAX: (613) 839-5376  
 Email: [info@blumetric.ca](mailto:info@blumetric.ca)  
 Web: <http://www.blumetric.ca>

<b>PROJECT #</b> 190419		<b>DATE</b> May 29, 2019	
<b>DRAWN</b> KH	<b>CHECKED</b> JL	<b>FIG NO.</b> 01	<b>REV</b> 0



**LEGEND**

Phase One Property Boundary

1				
REV.	DESCRIPTION	YY/MM/DD	BY	CHK
<p><b>REFERENCES</b></p> <p>PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC. DO NOT SCALE DRAWING. THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE NOTATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.</p>				

**CLIENT**

**JB Holdings Inc.**

**PROJECT**

**Phase One  
Environmental Site Assessment  
24, 26, 28 & 30 Pretoria Avenue,  
Ottawa ON**

**TITLE**

**Phase One  
Property**

3108 Carp Road PO Box 430  
 Ottawa, Ontario K0A 1L0  
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 FAX: (613) 839-5376  
 Email: [info@blumetric.ca](mailto:info@blumetric.ca)  
 Web: <http://www.blumetric.ca>

<b>PROJECT #</b> 190419		<b>DATE</b> May 29, 2019	
<b>DRAWN</b> KH	<b>CHECKED</b> JL	<b>FIG NO.</b> 02	<b>REV</b> 0





**LEGEND**

- Phase One Study Area (250m)
- Phase One Property Boundary

1				
REV.	DESCRIPTION	YY/MM/DD	BY	CHK

**REFERENCES**  
PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC. DO NOT SCALE DRAWING. THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE NOTATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.





**CLIENT**

**JB Holdings Inc.**

**PROJECT**

**Phase One  
 Environmental Site Assessment  
 24, 26, 28 & 30 Pretoria Avenue,  
 Ottawa ON**

**TITLE**

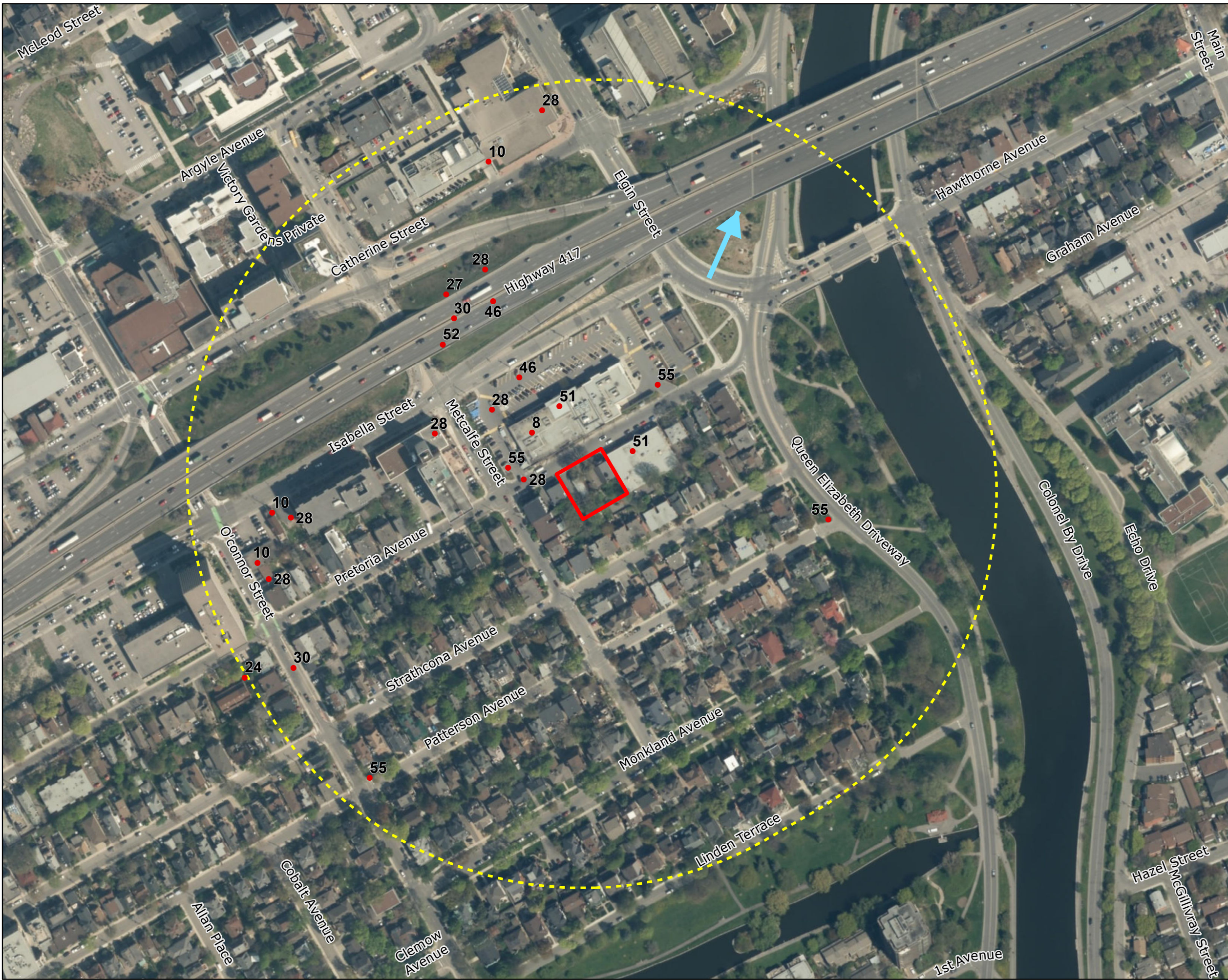
**Phase One Property  
 and  
 Phase One Study Area**



**Blumetric™**  
Environmental

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<b>PROJECT #</b> 190419		<b>DATE</b> May 29, 2019	
<b>DRAWN</b> KH	<b>CHECKED</b> JL	<b>FIG NO.</b> 03	<b>REV</b> 0



**LEGEND**

- Phase One Study Area (250m)
- Phase One Property Boundary
- ➔ Inferred Direction of Shallow Groundwater Flow

- Potentially Contaminating Activities:**
- 8. Chemical Manufacturing, Processing and Bulk Storage
  - 10. Commercial Autobody Shops
  - 24. Fire Training
  - 27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
  - 28. Gasoline and Associated Products Stored in Fixed Tanks
  - 30. Importation of Fill Material of Unknown Quality
  - 46. Rail Yards, Tracks and Spurs
  - 51. Solvent Manufacturing, Processing and Bulk Storage
  - 52. Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems
  - 55. Transformer Manufacturing, Processing and Use

1				
REV.	DESCRIPTION	YY/MM/DD	BY	CHK

**REFERENCES**  
PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC. DO NOT SCALE DRAWING. THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE NOTATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.

**CLIENT**

**JB Holdings Inc.**

**PROJECT**

**Phase One  
Environmental Site Assessment  
24, 26, 28 & 30 Pretoria Avenue,  
Ottawa ON**

**TITLE**

**Phase One  
Conceptual Site Model**

3108 Carp Road PO Box 430  
Ottawa, Ontario K0A 1L0  
TEL: (613) 839-3053  
FAX: (613) 839-5376  
Email: [info@blumetric.ca](mailto:info@blumetric.ca)  
Web: <http://www.blumetric.ca>

<b>PROJECT #</b> 190419		<b>DATE</b> May 29, 2019	
<b>DRAWN</b> KH	<b>CHECKED</b> JL	<b>FIG NO.</b> 04	<b>REV</b> 0

## Appendix A

### Environmental Source Information



Ministry of the Environment,  
Conservation and Parks

Ministère de l'Environnement, de  
la Protection de la nature et des  
Parcs

Access and Privacy Office

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

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

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075



May 16, 2019

Julia LaRonde  
BluMetric Environmental Inc.  
3108 Carp Rd, PO Box 430  
Carp (Ottawa), ON K0A 1L0

Dear Julia LaRonde:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2019-03301, Your Reference 190419**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 24 Pretoria Avenue, Ottawa

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision 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 Junyi Cai at 416-314-4075 or [junyi.cai@ontario.ca](mailto:junyi.cai@ontario.ca).

Yours truly,

A handwritten signature in black ink, appearing to read "Janet Dadufalza".

Janet Dadufalza  
Manager, Access and Privacy



Ministry of the Environment,  
Conservation and Parks

Ministère de l'Environnement, de  
la Protection de la nature et des  
Parcs

Access and Privacy Office  
12<sup>th</sup> Floor  
40 St. Clair Avenue West  
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de la protection de la vie privée  
12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075



May 17, 2019

Julia LaRonde  
BluMetric Environmental Inc.  
3108 Carp Rd, PO Box 430  
Carp (Ottawa), ON K0A 1L0

Dear Julia LaRonde:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2019-03302, Your Reference 190419**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 26 Pretoria Avenue, Ottawa

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision 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 Dany Briollais at 416-314-4075 or [dany.briollais@ontario.ca](mailto:dany.briollais@ontario.ca).

Yours truly,

A handwritten signature in black ink, appearing to read "JD" or similar initials, enclosed in a circular scribble.

Janet Dadufalza  
Manager, Access and Privacy

**24 PRETORIA AVE**

**PIN:** 041320191

**LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE**

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
041320191	PLAN 53786 PT LOT 3;RP4R-2310 PART 2



**PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ**

	041320191
FRONTAGE - ft / FAÇADE - pi:	18.75
DEPTH - ft / PROFONDEUR - pi:	100.00
PROPERTY AREA - f² / SUPERFICIE pi²:	1875.0000

**SERVICES / SERVICES**

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
041320191	Z3 City WED A

**WARD INFORMATION / INFORMATIONS WARD**

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
041320191	17	CAPITAL	Shawn Menard

**26 PRETORIA AVE**

**PIN:** 041320190

**LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE**

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
041320190	PLAN 53786 PT LOT 3 PRETORIA;S RP 4R-2310 PART 1



**PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ**

	041320190
FRONTAGE - ft / FAÇADE - pi:	17.25
DEPTH - ft / PROFONDEUR - pi:	100.00
PROPERTY AREA - f² / SUPERFICIE pi²:	1725.0000

**SERVICES / SERVICES**

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
041320190	Z3 City WED A

**WARD INFORMATION / INFORMATIONS WARD**

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
041320190	17	CAPITAL	Shawn Menard



Technical Standards and Safety Authority  
 345 Carlingview Drive  
 Toronto, Ontario M9W 6N9  
 Customer Service: 1.877.682.8772  
 Fax: 416.734.3568  
 Email: publicinformationsservices@tssa.org  
 www.tssa.org

## Application for Release of Public Information Issued under the Access and Privacy Code

Clear Form

Print Form

**A. REQUESTOR INFORMATION:**

Your File/Project/Reference No: 190419 Date: May 13, 2019

Requestor Name: <b>Julia LaRonde</b>		Organization <b>BluMetric Environmental Inc.</b>		<b>For Office Use Only</b>	
Suite/Unit No:	Street No: <b>3108</b>	Street Name: <b>Carp Road</b>			Authorization No.
City: <b>Ottawa</b>	Province: <b>Ontario</b>	Postal Code: <b>K0A 1L0</b>			Account No.
Primary Phone: <b>613-839-3053 x251</b>		Secondary Phone:			SR No.
Email: <b>jlaronde@blumetric.ca</b>		Fax: <b>613-839-5376</b>			P.I No.

**B. PROGRAM (check ALL that apply)**

- Boilers & Pressure Vessels    
  Elevating & Amusement Devices    
  Fuels    
  Upholstered and Stuffed Articles

**C. DETAILS OF REQUEST (please list in detail the information you require)**

BluMetric Environmental Inc. has been retained to undertake a Phase I Environmental Site Assessment for the property listed in Section D below.

For any present or past operations on and in the vicinity the sites, we are requesting information in writing on:

- Underground and above ground storage tanks which may be registered or have been registered with the MCCR; and
- Any other records.

**D. PLEASE ANSWER ALL THAT APPLY:**

Address of Subject Location (one address per form)  
24 Pretoria Avenue, Ottawa, ON

Device/equipment Type: \_\_\_\_\_ Owner: \_\_\_\_\_

Installation Number: \_\_\_\_\_

CRN: \_\_\_\_\_ OIN: \_\_\_\_\_ Serial #: \_\_\_\_\_

Victim Name (if applicable): \_\_\_\_\_

Certificate Holder Name (if applicable): \_\_\_\_\_ Certificate Holder Date of Birth: \_\_\_\_\_ (DD-MM-YYYY)

Date /period requested:

From (date): all to (date) \_\_\_\_\_

Most recent record



Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Fax: 416.734.3568  
Customer Service: 1.877.682.8772  
Email: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)

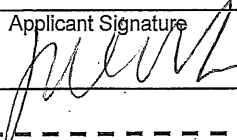
## Application for Release of Public Information Issued under the Access and Privacy Code

**E. REASON FOR REQUEST** (please explain the reason for your request)

For the completion of a Phase I Environmental Site Assessment.

**F. TERMS AND CONDITIONS:**

Please refer to the link for our Access and Privacy Code [Access and Privacy Code.pdf](#). If this request includes a release of personal information, TSSA will require consent from the effected party.

Applicant Signature 	Please Print and sign before returning to TSSA	Date <i>May 13, 2019</i>
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Technical Standards and Safety Authority  
 345 Carlingview Drive  
 Toronto, Ontario M9W 6N9  
 Customer Service: 1.877.682.8772  
 Fax: 416.734.3568  
 Email: publicinformationsservices@tssa.org  
 www.tssa.org

## Application for Release of Public Information Issued under the Access and Privacy Code

**Clear Form**

**Print Form**

**A. REQUESTOR INFORMATION:**

Your File/Project/Reference No: 190419

Date: May 13, 2019

Requestor Name: Julia LaRonde		Organization BluMetric Environmental Inc.		For Office Use Only	
Suite/Unit No:	Street No: 3108	Street Name: Carp Road			Authorization No.
City: Ottawa	Province: Ontario	Postal Code: K0A 1L0			Account No.
Primary Phone: 613-839-3053 x251		Secondary Phone:			SR No.
Email: jlaronde@blumetric.ca		Fax: 613-839-5376			P.I No:

**B. PROGRAM (check ALL that apply)**

- Boilers & Pressure Vessels    
  Elevating & Amusement Devices    
  Fuels    
  Upholstered and Stuffed Articles

**C. DETAILS OF REQUEST (please list in detail the information you require)**

BluMetric Environmental Inc. has been retained to undertake a Phase I Environmental Site Assessment for the property listed in Section D below.

- For any present or past operations on and in the vicinity the sites, we are requesting information in writing on:
- Underground and above ground storage tanks which may be registered or have been registered with the MCCR; and
  - Any other records.

**D. PLEASE ANSWER ALL THAT APPLY:**

Address of Subject Location (one address per form)  
26 Pretoria Avenue, Ottawa, ON

Device/equipment Type: \_\_\_\_\_ Owner: \_\_\_\_\_

Installation Number: \_\_\_\_\_

CRN: \_\_\_\_\_ OIN: \_\_\_\_\_ Serial #: \_\_\_\_\_

Victim Name (if applicable): \_\_\_\_\_

Certificate Holder Name (if applicable): \_\_\_\_\_ Certificate Holder Date of Birth: \_\_\_\_\_ (DD-MM-YYYY)

Date /period requested:

From (date): all to (date) \_\_\_\_\_

Most recent record



Technical Standards and Safety Authority  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Fax: 416.734.3568  
Customer Service: 1.877.682.8772  
Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)

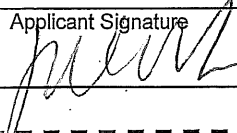
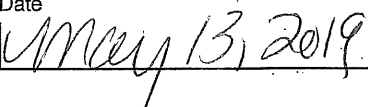
## Application for Release of Public Information Issued under the Access and Privacy Code

**E. REASON FOR REQUEST** (please explain the reason for your request)

For the completion of a Phase I Environmental Site Assessment.

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Applicant Signature 	Please Print and sign before returning to TSSA	Date 
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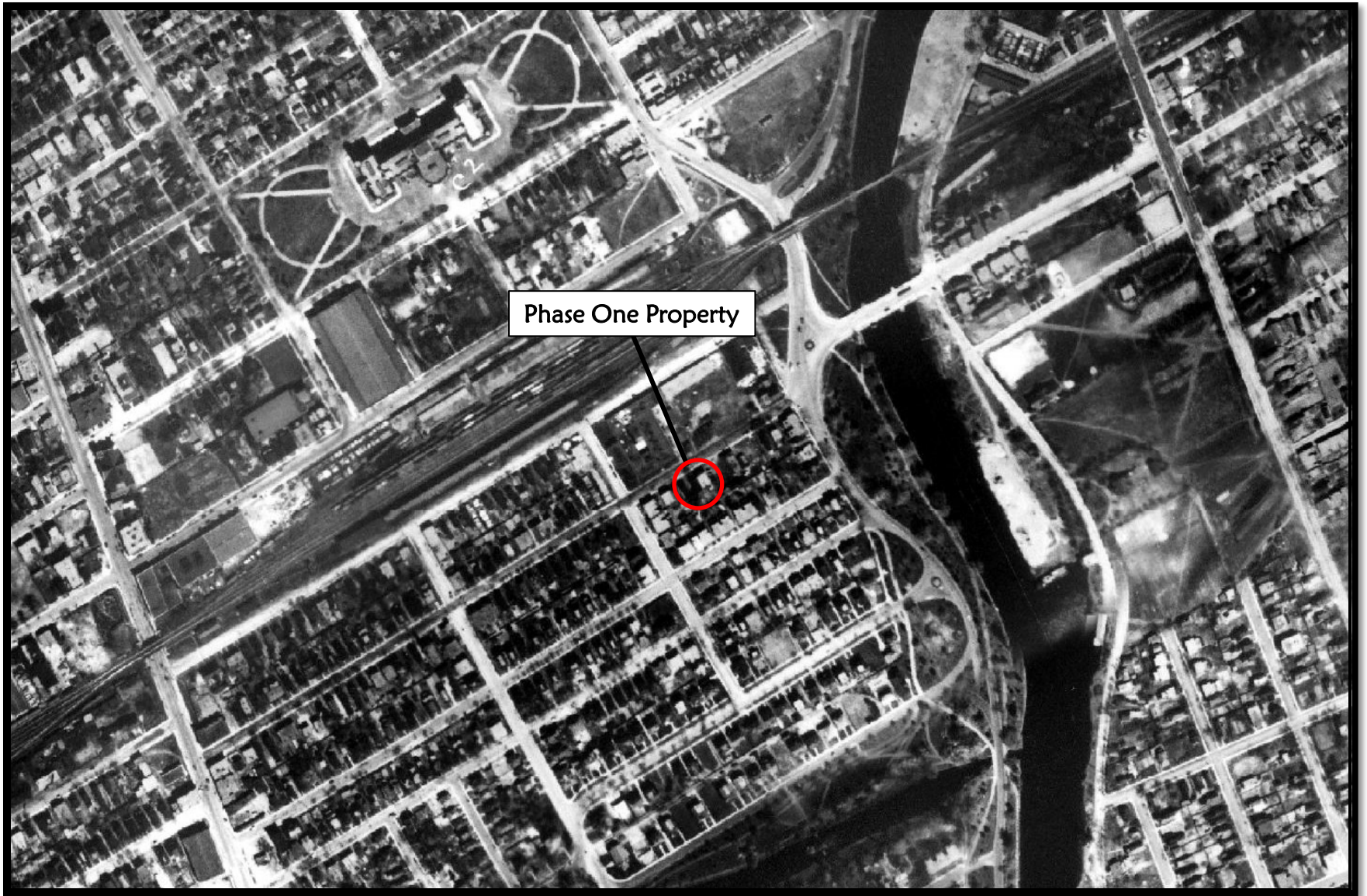
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## Appendix B

### Aerial and Site Photography





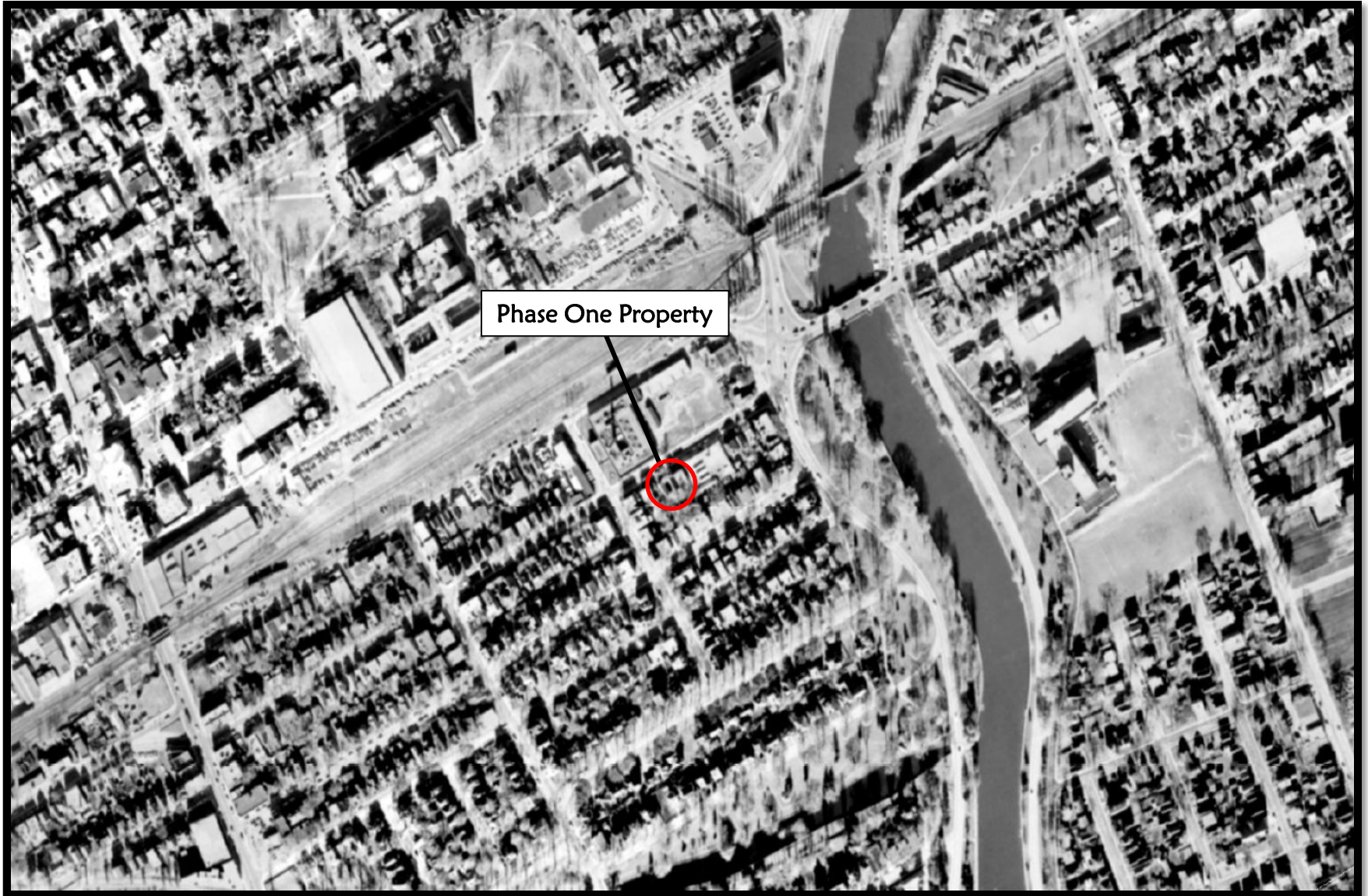


Historical Aerial Photography of the Phase One Property - 1928  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419



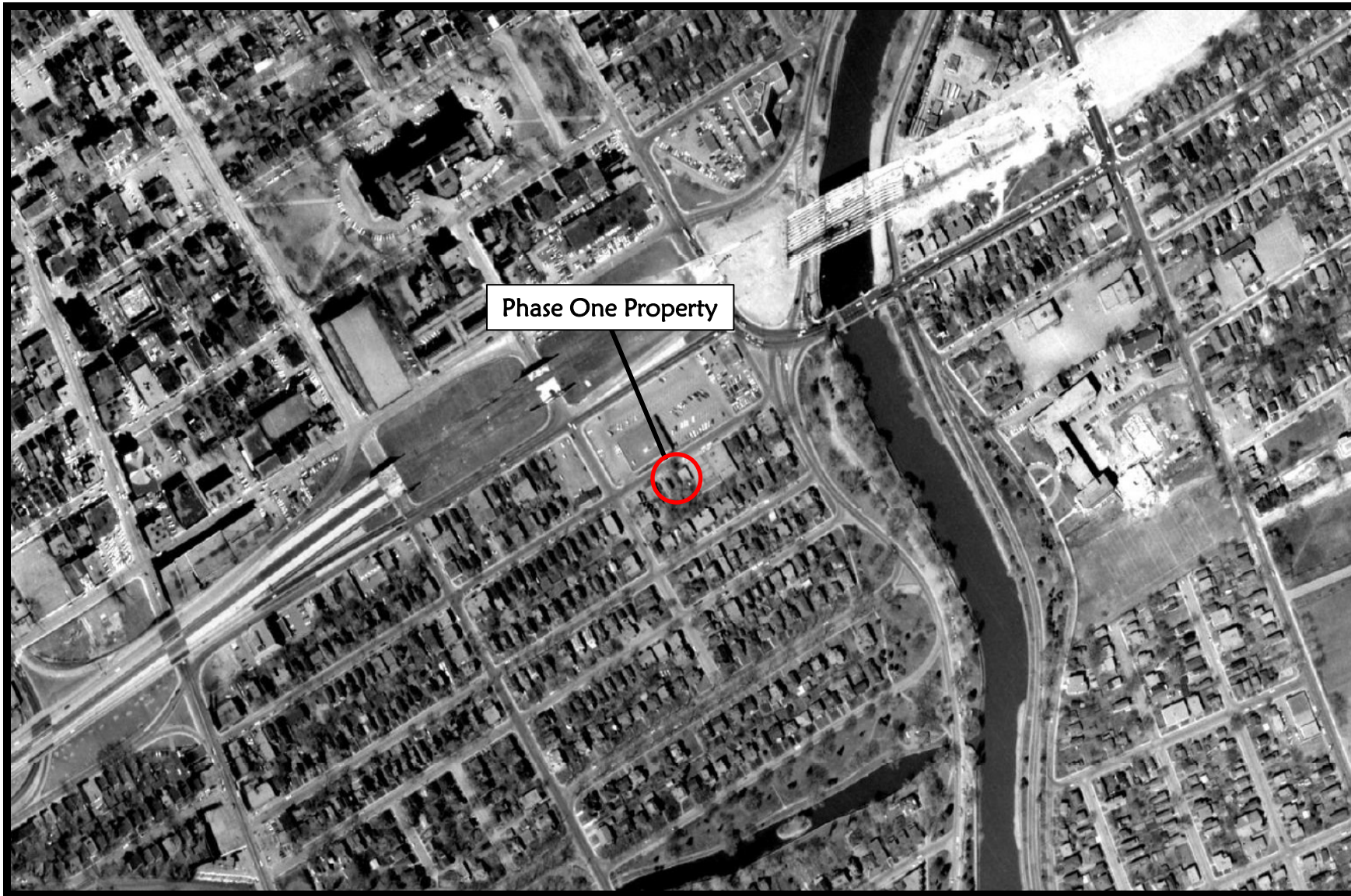


Historical Aerial Photography of the Phase One Property - 1958  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419





Historical Aerial Photography of the Phase One Property - 1965  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419



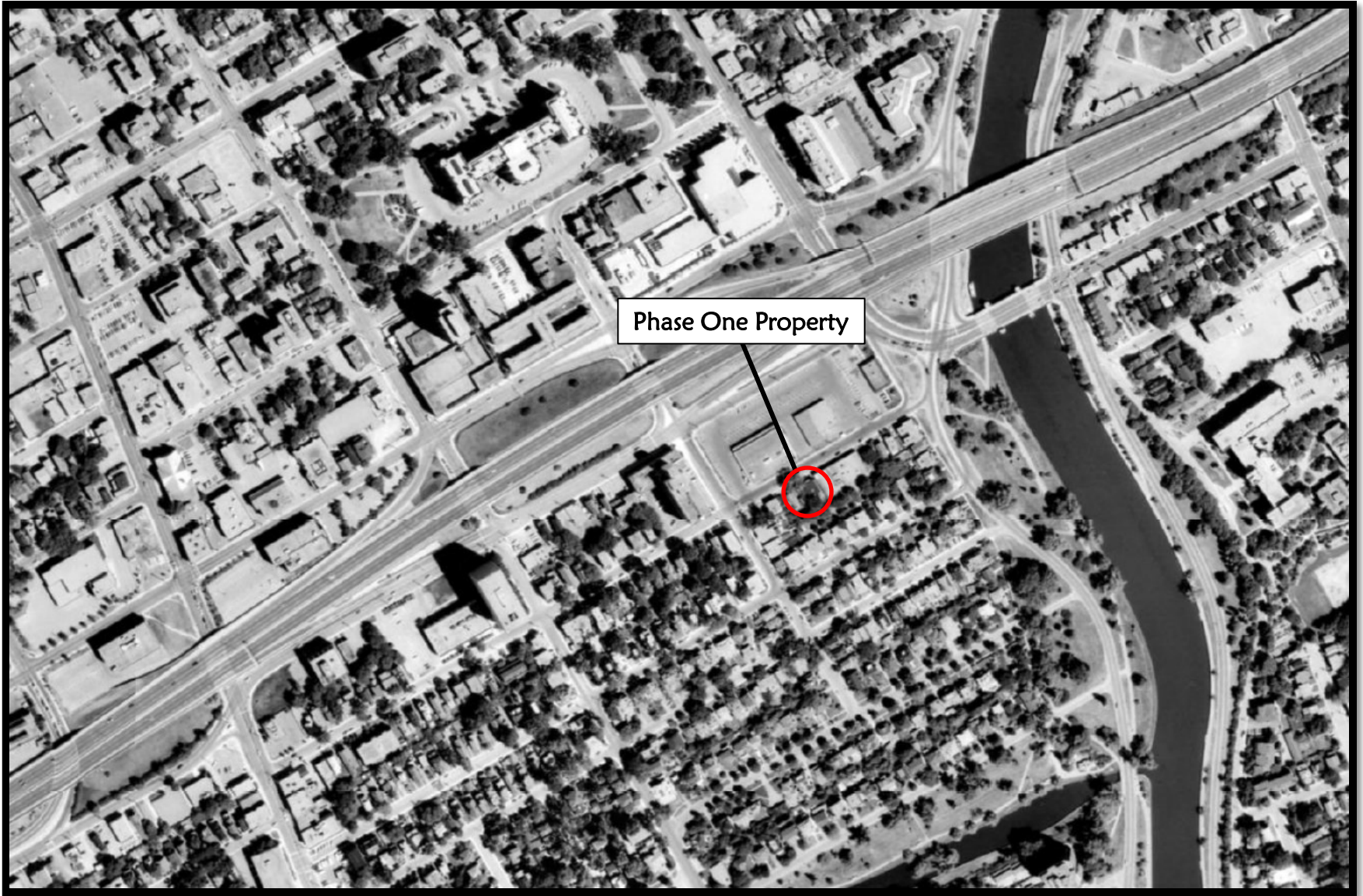


Historical Aerial Photography of the Phase One Property - 1976  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419



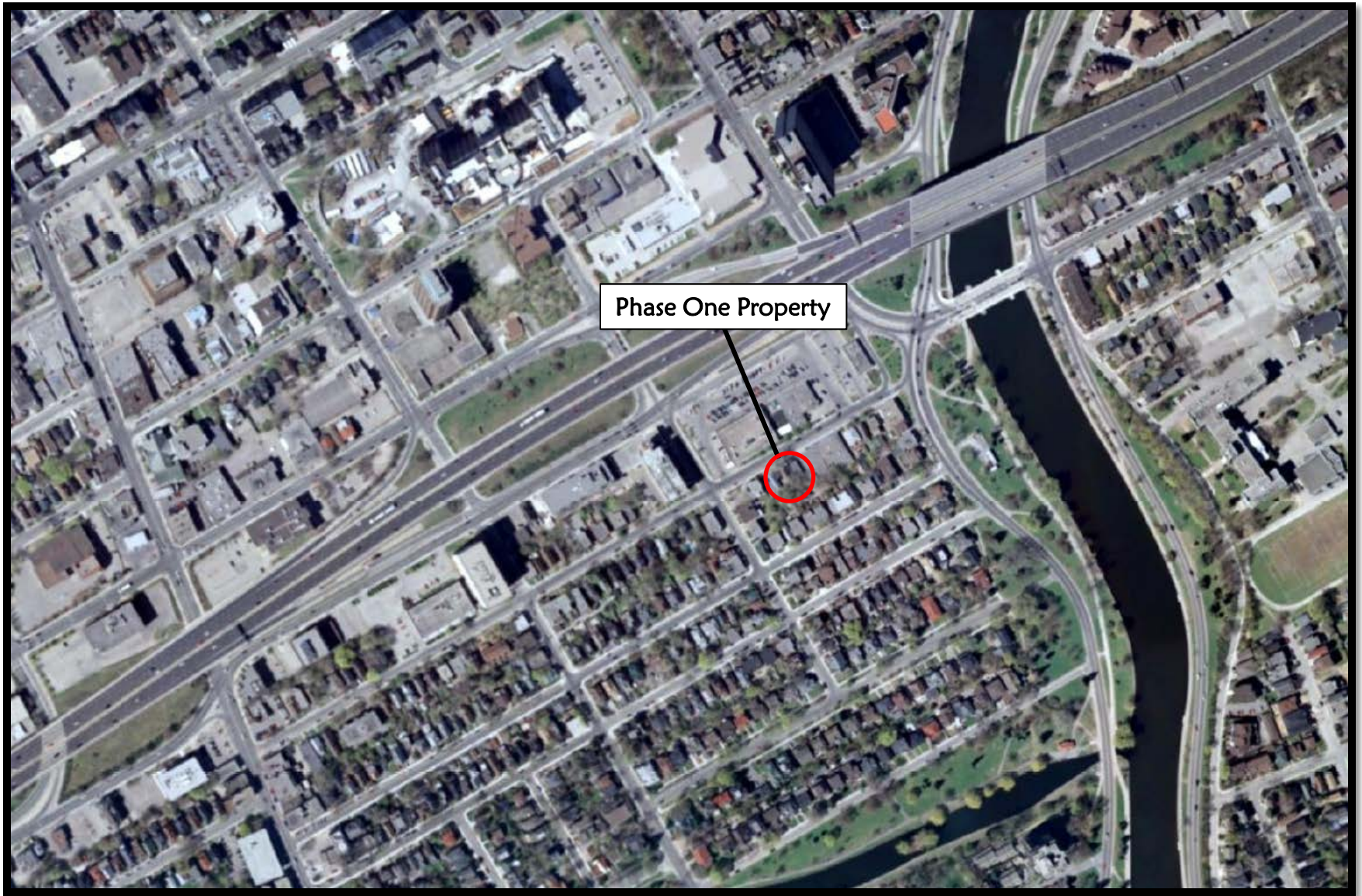


Historical Aerial Photography of the Phase One Property - 1991  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419



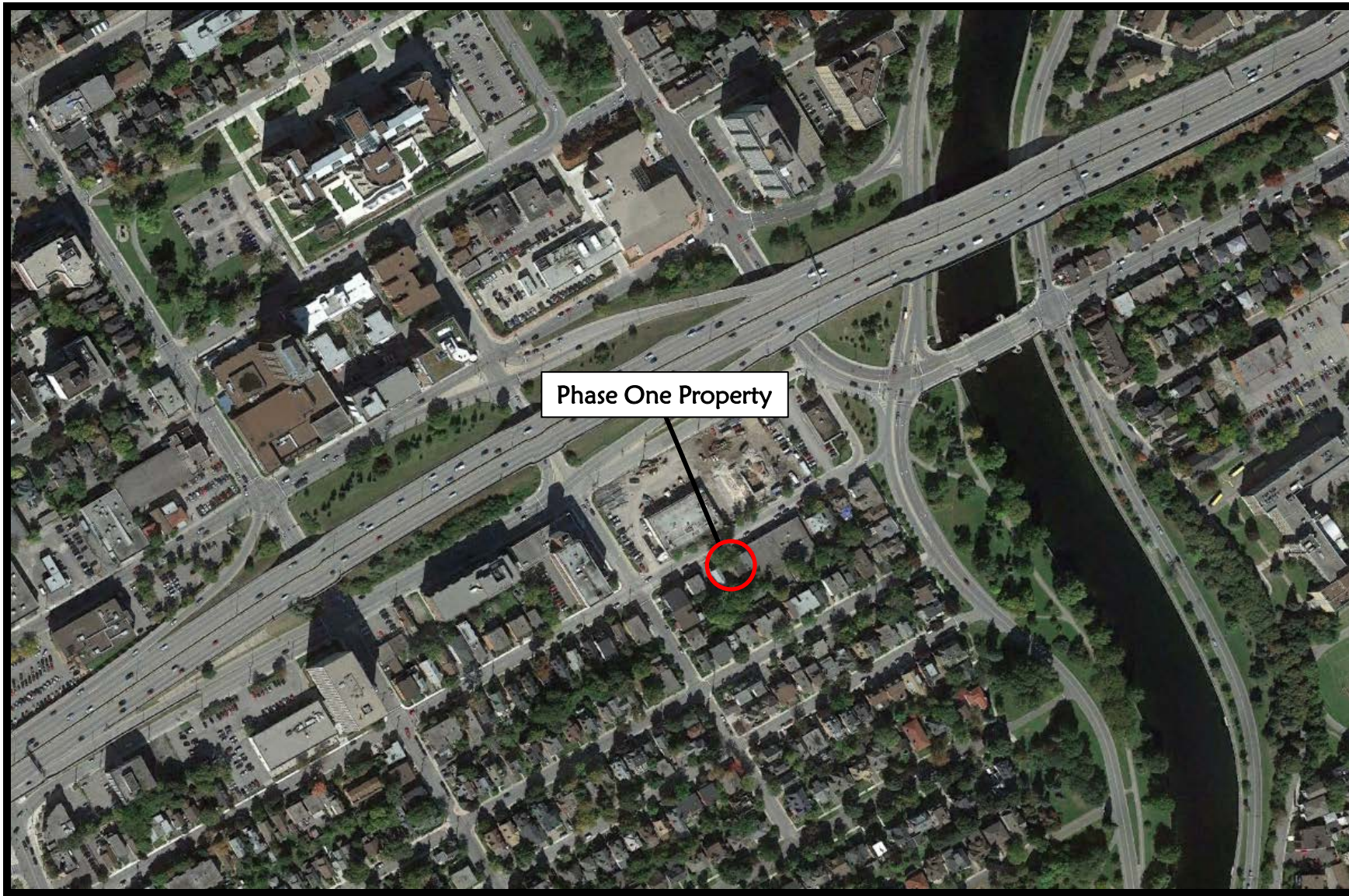


Historical Aerial Photography of the Phase One Property - 2007  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419





Historical Aerial Photography of the Phase One Property - 2013  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419





Historical Aerial Photography of the Phase One Property - 2014  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419







Historical Aerial Photography of the Phase One Property - 2017  
24&26 Pretoria Avenue, Ottawa, Ontario



June 2019  
190419





Photo 1: The Phase One Property  
(24 Pretoria Avenue – north facing exterior wall)



Photo 2: The Phase One Property  
(24 Pretoria Avenue – south facing exterior wall)



Photo 3: The Phase One Property  
(24 Pretoria Avenue – east facing exterior wall)



Photo 4: The Phase One Property  
(24 Pretoria Avenue – rusted paint cans  
within back yard)



Photo 5: The Phase One Property  
(24 Pretoria Avenue – domestic waste and  
overgrown back yard)



Photo 6: The Phase One Property  
(24 Pretoria Avenue – domestic waste within  
front yard)



Photo 7: The Phase One Property  
(26 Pretoria Avenue – north facing exterior wall)



Photo 8: The Phase One Property  
(26 Pretoria Avenue – south facing exterior wall)



Photo 9: The Phase One Property  
(26 Pretoria Avenue – west facing exterior wall)



Photo 10: The Phase One Property  
(26 Pretoria Avenue – back yard view)