

October 22, 2019
File: PE4724-LET.01

Campanale Homes
1187 Bank Street-Suite 200
Ottawa, Ontario
K1S 3X7

Attention: **Mr. Christian Campanale**

Subject: **Phase I - Environmental Site Assessment Update
Vacant Property
2 Via Modugno Place (Block 14)
Ottawa, Ontario**

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Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (Phase I ESA) Update for the property addressed 2 Via Modugno Place, in the City of Ottawa, Ontario. This letter updates a previous Phase I ESA report, completed by Paterson, dated April 17, 2013. It should be noted that the previous report covered a larger parcel of land than the current site area.

Site Information

The 2013 Phase I ESA report, referred to above, was completed for a large parcel of land which, at the time, was addressed as 645 Longfields Drive. The site for this particular update consists of approximately 0.48 hectares of the initially assessed lands and is addressed 2 Via Modugno Place. The subject site is situated on the south side of Via Modugno Place, approximately 45 m west of Longfields Drive, in the City of Ottawa.

The subject property is currently vacant, and the original vegetation and topsoil on the site have been stripped in preparation for proposed future development. The surrounding land is used for residential, commercial, and institutional purposes. The subject property is located within a municipally serviced area.

Previous Engineering Reports

- ❑ “Geotechnical Investigation, Proposed Residential Development, Longfields Drive, Ottawa, Ontario”, prepared by Paterson Group, dated June 10, 2010.

The field program, conducted as part of the geotechnical investigation, included the placement of nine (9) test pits throughout the previously noted larger parcel of vacant land, which included the current subject property. The test pits were advanced to a maximum depth of approximately 5.49 m below the existing ground surface and were placed in areas to provide general coverage of the property. Generally, the subsurface profile within the test pits consisted of a topsoil layer overlying a layer of silty clay with sandy glacial till material. No deleterious fill material or obvious signs of contamination were noted during the field program.

- ❑ “Phase I - Environmental Site Assessment, 645 Longfields Drive, Ottawa, Ontario”, prepared by Paterson Group, dated April 17, 2013.

According to the historical research conducted as part of the 2013 Phase I ESA, the subject property, and the larger parcel of land included in this report, was never developed and was historically either vacant or used for agricultural purposes. The surrounding properties were also historically vacant or used for agricultural purposes. At the time of the site inspection, the subject site was observed to be stripped of original topsoil and vegetation in preparation for future development. Based on the information obtained from the historical research, as well as observations made during the site inspection, no environmental concerns were identified with regard to the use of the subject site or neighbouring properties. As a result, no further work was recommended at that time.

Historical Review and Records Update

Aerial Photographs

Aerial photographs from 2014 and 2017, accessed via the City of Ottawa’s historical imagery website, were reviewed as part of the current Phase I ESA Update. In the 2014 aerial photograph, no significant changes were identified with respect to the subject or neighbouring properties. In the 2017 aerial photograph, no significant changes were identified with respect to the subject property as well as the neighbouring properties to the north, south, and west. However, the adjacent property to the east of the subject site has been developed with a residential apartment building and several of the properties within the vicinity of the subject site have been developed with residential town houses. Via Modugno Place and Via Campanale Avenue can also be seen at this time. No environmental concerns with respect to the subject site were identified in the aerial photograph review.

PCB Waste Storage Site Inventory

A search of the national PCB waste storage site inventory was conducted as part of this assessment. No PCB waste storage sites are located on or within a 150 m radius of the subject property.

Geology

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the available mapping information, the bedrock in the area of the subject site consists of interbedded sandstone and dolomite of the March Formation and the surficial geology consists of offshore marine sediments (clay and silt) with an overburden thickness ranging from 5 to 10 m.

Ontario Ministry of Environment, Conservation and Parks (MECP)

A search of the MECP Brownfields environmental site registry was conducted electronically for the subject and neighbouring properties. No Records of Site Condition (RSCs) were filed for the subject site or any properties within a 150 m radius.

Technical Standards and Safety Authority (TSSA)

The TSSA Fuels Safety Branch in Toronto was contacted electronically on October 22, 2019 to inquire about current and former underground storage tanks, spills, and incidents for the subject and neighbouring properties. The response from the TSSA indicated that no records were found pertaining to the subject or neighbouring properties. A copy of the correspondence with the TSSA is appended to this letter.

Site Visit

The Phase I - ESA Update site inspection was conducted on October 18, 2019 by Paterson personnel from the environmental division. The site inspection included a review of the subject site, adjacent lands, and their current uses.

Exterior Assessment

The subject property is currently vacant, and the original vegetation and topsoil on the site have been stripped in preparation for future development. Multiple soil stockpiles as well as multiple piles of granular/crushed stone material were observed throughout the entire subject property. This material is suspected to have been placed on-site from one or more of the adjacent properties currently being developed within the general vicinity of the subject property. No deleterious substances or other concerns were noted with respect to these soil stockpiles. As a result, this soil material is not considered to pose an environmental concern to the subject property.

The topography of the subject site and regional area is relatively flat and at grade with the neighbouring properties and adjacent streets. Site drainage consists primarily of infiltration throughout the property. No signs of ponded water were observed on the property at the time of the site inspection.

No above ground fuel storage tanks (ASTs) or signs of underground fuel storage tanks (USTs) were observed on the subject property at the time of the site inspection. No hazardous chemicals, spills, stains, or any abnormal odours were observed at the time of the site inspection. No waste materials or wastewater discharges are currently being generated on the subject property.

No environmental concerns were identified on the subject property at the time of the site inspection.

Neighbouring Lands

Land use adjacent to the subject site was as follows:

- North:* Via Modugno Place, followed by a commercial retail building currently under construction, residential town homes, and Pierre Elliot-Trudeau Catholic Elementary School;
- South:* Via Campanale Avenue, followed by residential town homes currently under construction;
- East:* A residential apartment building with ground level commercial units, followed by Longfields Drive;
- West:* Via Campanale Avenue, followed by vacant land and the OC Transpo Transitway.

No environmental concerns were identified with respect to the neighbouring properties.

Assessment

A Phase I - Environmental Site Assessment Update was conducted for the property addressed 2 Via Modugno Place, Ottawa, Ontario. A review of more recent records, as well as a site inspection, generally confirmed the findings of the original Phase I – ESA conducted on the property. Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment is not required for the subject property.**

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work and CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA 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. The historical research relies on information supplied by others, such as local, provincial, and federal agencies, and was limited within the scope-of-work, time, and budget of the project herein.

Should any historical information and/or conditions at the subject site be encountered that differs 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 Campanale Homes. Permission and notification from Campanale Homes 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.

Regards,

Paterson Group Inc.



Nick Sullivan, B.Sc.



Eric Leveque, B.A.

Report Distribution:

- Campanale Homes
- Paterson Group

Attachments:

- TSSA Correspondence

Nick Sullivan

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: October-22-19 1:05 PM
To: Nick Sullivan
Subject: RE: Records Search Request (PE4724)

NO RECORD FOUND (FUEL STORAGE TANKS ONLY)

Hello. Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject 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 and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Gaya

From: Nick Sullivan <nsullivan@Patersongroup.ca>
Sent: October 22, 2019 11:48 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records Search Request (PE4724)

Good afternoon,

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, Ontario:

Via Modugno Place: 2;
Longfields Drive: 645, 625, 621, 619, 615, 605, 601;
Via Verona Avenue: 455.

Thank you very much!

Nick Sullivan, B.Sc.

patersongroup
solution oriented engineering
over 60 years servicing our clients

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