

November 20, 2019  
File: PE4812-LET.01

154 Colonnade Road South  
Ottawa, Ontario  
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**2677321 Ontario Inc.**  
212 Donald Street  
Ottawa, Ontario  
K1K 1M8

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

Attention: **Mr. Alfred Abboud**

Subject: **Phase I - Environmental Site Assessment Update** [www.patersongroup.ca](http://www.patersongroup.ca)  
**261 and 265 Columbus Avenue**  
**Ottawa, Ontario**

Dear Sir,

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, 261 and 265 Columbus Avenue, Ottawa, Ontario" prepared by Pinchin Ltd. and dated August 30, 2018.

## Background

The Pinchin ESA was conducted in accordance with Ontario Regulation 153/04. This consisted of a review of available historical records, including fire insurance plans, an EcoLog ERIS regulatory search, information obtained through MECP Freedom of Information, TSSA requests, city directories, aerial photographs and well records. An interview with the property owner of the time was completed at the same time as a site reconnaissance, completed on August 14, 2018.

Two potentially contaminating activates (PCAs) were identified. These consisted of;

- 1) PCA Item 52 – Storage, Maintenance, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems.

Reportedly, a tenant at the property occasionally completed oil changes on work vehicles within the detached garage building. Minor staining was observed on the concrete floor slab within this detached garage building; however, the concrete was observed to be in good condition and no floor drains were observed.

- 2) Item 49 – Salvage Yard, including automobile wrecking.

City Towing were identified as having been involved with automobile wrecking & supplies. Located at 224 Donald Street, the property is located approximately

215 m west of the subject site and is situated hydraulically downgradient of the Phase One Property.

Pinchin concluded that both PCAs were unlikely to result in subsurface impacts and did not identify the activities as representing Areas of Potential Environmental Concern.

## **Site Conditions**

A site visit was conducted on November 18, 2019, to confirm the observations reported in the previous report. No significant changes appear to have been made to the site since the Phase I ESA completed by Pinchin.

The subject site is occupied by two bungalows with basements and standalone garages. The remainder of the subject property consists of asphaltic parking/laneways and grassed landscaping. An in-ground pool lies to the rear of 265 Columbus Avenue

Both properties are heated by a natural gas-fired forced air furnace. A basement sump pit was noted in the northwest corner of the 265 Columbus property. No sheen was noted on the water in the pit. As noted in the Pinchin report, the floor of the garage at 265 Columbus Avenue was slightly stained, presumably from the reported vehicle oil changes reported at the property. Although it did not appear to be any different than a typical personal garage floor. The concrete floor slab was intact with no floor drains, cracks or pits. No evidence of significant automotive servicing was noted during the visit. Based on our observations and the previous documentation, it is our opinion that this former use of the garage would not be classified as a PCA under Item 52 due to the limited activities and negligible risk to the land. Therefore, this activity is not considered to represent an APEC.

No changes to the land use of the surrounding properties were observed during the site visit. All of the adjacent properties are utilized for residential purposes.

## **Updated Records Review**

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on November 15, 2019 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were found for the subject site or neighbouring properties.

The Google Earth image dated August 6, 2018, shows that no significant changes appear to have been made to the subject or surrounding properties since the 2011 aerial photograph reviewed during the Phase I ESA was completed.

No other searches were completed since the 2018 Phase I ESA is still current (less than 18 months old).

## **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. No changes are required to the conceptual site model presented in the Phase I ESA completed by Pinchin dated August 30, 2018. Based on the Phase I-ESA Update, it is our opinion that a Phase II-ESA is not required for this site.

## **Recommendations**

It is our understanding that the subject structures will be demolished prior to site redevelopment. Prior to demolition, a designated substance survey must be completed on the buildings in accordance with Ontario Regulation 490/09.

## Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended by O.Reg. 269/11 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 2677321 Ontario Inc. 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.



Philip Price, BSc. FGS



Mark S. D'Arcy, P.Eng.



### Report Distribution:

- 2677321 Ontario Inc.
- Paterson Group

### Appendix:

- TSSA Response
- PE4812-1-Site Plan
- PE4812-2-Surrounding Land Use Plan

## Philip Price

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** November-15-19 4:20 PM  
**To:** Philip Price  
**Subject:** RE: TSSA Records Search, PE4812 - Ottawa, ON

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> and email the completed form to [publicinformationsservices@tssa.org](mailto: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.

Thank you and have a great day,

Roxana



### Public Information Agent

Facilities and Business Services  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Philip Price <PPrice@Patersongroup.ca>  
**Sent:** November 15, 2019 4:09 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** TSSA Records Search, PE4812 - Ottawa, ON

Good Afternoon,

Could you please conduct a search of your records for underground/aboveground storage tanks, historical spills and other incidents/infractions for the following addresses for properties located in Ottawa, Ontario:

256 Columbus Ave  
257 Columbus Ave  
261 Columbus Ave  
262 Columbus Ave  
265 Columbus Ave  
266 Columbus Ave  
267 Columbus Ave

282 Donald Street  
292 Donald Street  
294 Donald Street

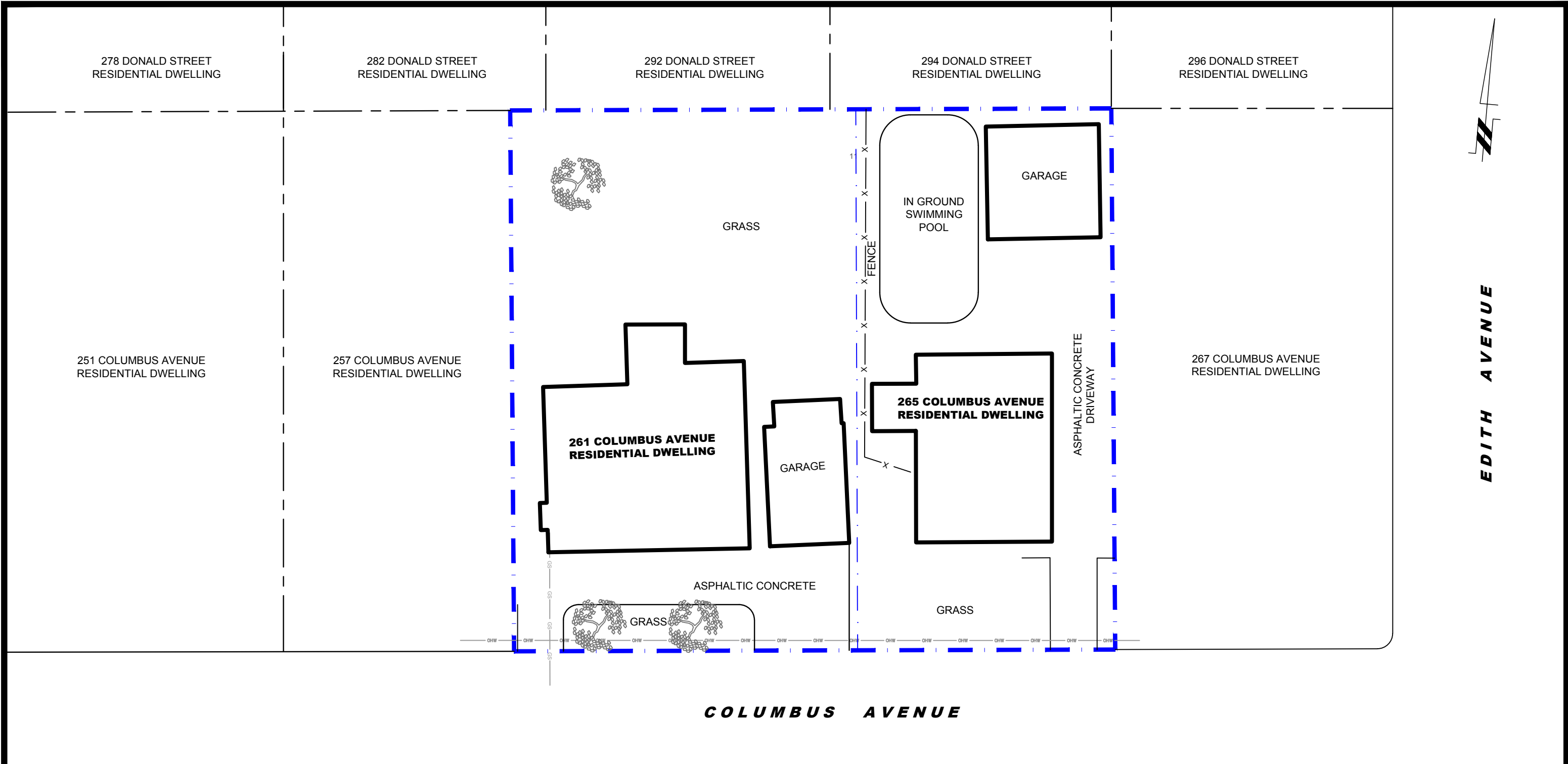
Thank you very much,

Philip Price

**patergroup**  
**solution oriented engineering**  
**over 60 years servicing our clients**

154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381 Ext. 250  
Cell: (343) 999 7255

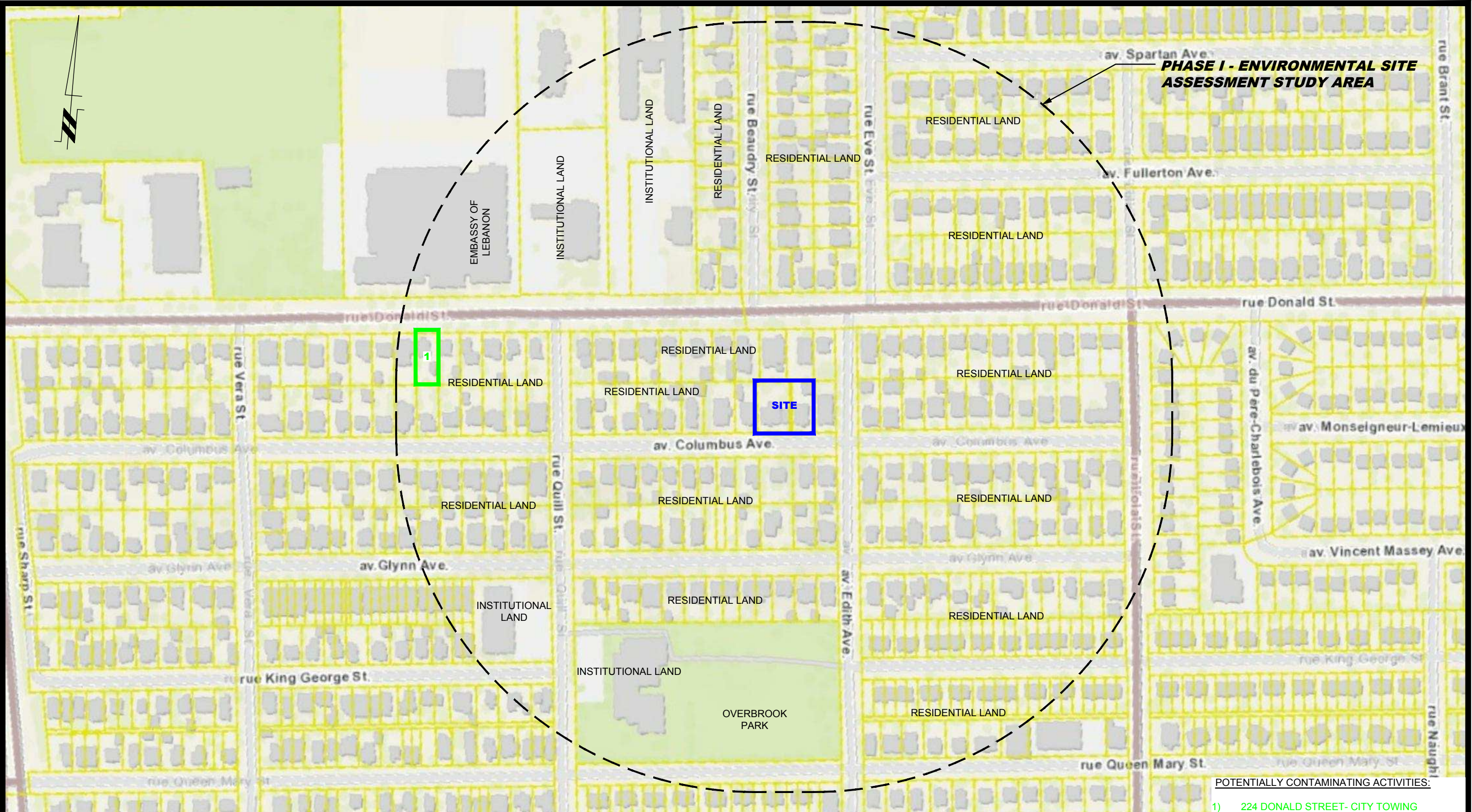
This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



254 COLUMBUS AVENUE RESIDENTIAL DWELLING	256 COLUMBUS AVENUE RESIDENTIAL DWELLING	262 COLUMBUS AVENUE RESIDENTIAL DWELLING	266 COLUMBUS AVENUE RESIDENTIAL DWELLING	268 COLUMBUS AVENUE RESIDENTIAL DWELLING
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<p><b>patersongroup</b> consulting engineers</p> <p>154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: (613) 226-6344</p>					<p>2677321 ONTARIO INC. <b>PHASE I- ENVIRONMENTAL SITE ASSESSMENT</b> 261-265 COLUMBUS AVENUE</p> <p>OTTAWA, ONTARIO</p> <p><b>SITE PLAN</b></p>	Scale: 1:250	Date: 11/2019
						Drawn by: YA	Report No.: PE4812-1
						Checked by: PP	Dwg. No.: <b>PE4812-1</b>
						Approved by: MSD	Revision No.: 0
NO.	REVISIONS	DATE	INITIAL				

p:\autocad drawings\environmental\pe4812\pe4812-1\_site plan.dwg



POTENTIALLY CONTAMINATING ACTIVITIES:

- 1) 224 DONALD STREET- CITY TOWING

**patersongroup**  
consulting engineers

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Ottawa, Ontario K2E 7J5  
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NO.	REVISIONS	DATE	INITIAL

2677321 ONTARIO INC.  
**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**  
261-265 COLUMBUS AVENUE

OTTAWA, ONTARIO

**SURROUNDING LAND USE PLAN**

Scale: 1:2500  
Drawn by: YA  
Checked by: PP  
Approved by: MSD

Date: 11/2019  
Report No.: PE4812-1  
Dwg. No.: **PE4812-2**  
Revision No.: