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Phase I Environmental Site Assessment

246 Gilmour Street
Ottawa, Ontario

Prepared For

Epcon Enterprises Ltd.

June 10, 2019

Report: PE4643-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Epcon Enterprises Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of the property at 246 Gilmour Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

The results of the historical research indicated that the subject property was developed between 1912 and 1928 with a residential apartment building. The building occupied the site until it was demolished in 2003. The site has since been vacant.

Historically, the surrounding land to the south and west consisted primarily of residential with some institutional purposes. The properties to the north and east consisted of office, retailer and institutional uses. Based on the historical review, four (4) potentially contaminating activities (PCAs) were identified within the study area, approximately more than 110 m away from the subject site. Based on the separation distances and/or downgradient location with respect to the subject site, these former PCAs are not considered areas of potential environmental concern (APEC) on the Phase I Property.

Following the historical review, a site visit was conducted. The subject property is vacant land. Surrounding land use consisted of residential, commercial (retail and offices) and institutional properties. Based on the site inspection, there were no potential environmental concerns with the current use of the Phase I Property or properties within the Phase I Study Area.

Based on the results of this Phase I ESA, it is **our opinion that a Phase II Environmental Site Assessment is not required for the property.**

1.0 INTRODUCTION

At the request of Epcon Enterprises Ltd., Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property at 246 Gilmour Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr. Domenic Idone of Epcon Enterprises Ltd. The office of Epcon Enterprises Ltd. is located at 1566 Laperriere Avenue, Ottawa, Ontario. Mr. Idone can be reached by telephone at (613) 325-3416.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all of our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04, as amended, by O.Reg. 269/11, and also complies with the requirements of 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 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.

2.0 PHASE I PROPERTY INFORMATION

Address:	246 Gilmour Street, Ottawa, Ontario.
Legal Description:	Plan 15558, Part of Lots 1, 2, 5 and 6 (Part of Lot 1 Metcalfe East), Registered Plan 3922, City of Ottawa, Ontario.
Property Identification Number:	04118-0283
Location:	The subject site is situated on the south side of Gilmour Street, approximately 34 m east of Metcalf Street, in the City of Ottawa. The subject site is shown on Figure 1 - Key Plan following the body of this report.
Latitude and Longitude:	45° 24' 56.94" N, 75° 41' 25.16" W.
Site Description:	
Configuration:	Rectangular
Site Area:	399 m ² (approximate)
Zoning:	R4T – Residential 4 th Density
Current Use:	The site is currently vacant land
Services:	The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

Based on the city directories, air photo research and fire insurance plans, it is our interpretation that the Phase I Property was first developed prior to 1928 for residential purposes.

Fire Insurance Plans

Fire Insurance Plans (FIPs), dated 1888 (revised 1901), 1902 (revised 1912), 1932 and 1956, were reviewed for the Phase I Property and Phase I Study Area.

Based on the 1901 and 1912 FIPs, the subject site was undeveloped and vacant land. The surrounding properties were occupied primarily by residential buildings and dwellings, schools and churches. No potentially contaminating activities (PCAs) were identified during the review of the 1902 and 1912 FIPs.

Based on the 1932 and 1956 FIPs, the subject site was occupied by a residential apartment building. The surrounding lands were occupied by residential, commercial and institutional (schools/churches). Three (3) PCAs were identified within the study area, which included two (2) former retail fuel outlets (RFOs) at 280 and 379 Elgin Street, approximately 155 m northeast and 230 m southeast of the subject site, respectively. A former drycleaner was also identified at 286 Elgin Street, approximately 120 m northeast of the subject site. PCAs identified during the review of the FIPs are shown in Table 1.

TABLE 1. Fire Insurance Plan Review Potentially Contaminating Activities			
Address	Year of FIPs	Potentially contaminating activity	Location
280 Elgin Street	1932, 1956	Retail fuel outlet	155 m NE
286 Elgin Street	1956	Drycleaners	120 m NE
379 Elgin Street	1932, 1956	Retail fuel outlet	230 m SE

Based on their respective separation distances, these PCAs are not considered to represent areas of potential environmental concern (APECs) on the Phase I Property. PCAs identified in the FIPs review are shown on Drawing PE4643-2 Surrounding Land Use Plan.

City of Ottawa Street Directories

As part of the Phase I ESA, city directories at the National Archives were reviewed in approximate 10-year intervals from 1925 through 2011.

The subject site was identified in the directories as a residential apartment building, Stanford Apartments in 1934 until the late 1990s. No other listing existed for the subject site. No potentially contaminating activity was identified with the former use of the Phase I Property.

The surrounding lands to the north, west and south were listed primarily as residential and residential apartment buildings with some office buildings. Lands the east were listed as commercial retail businesses, offices, institutions and restaurants. Two (2) PCAs were identified during the directories review: a former RFO at 280 Elgin Street, previously identified in the FIPs, and a former drycleaner at 268 Elgin Street, approximately 180 m northeast of the subject site. PCAs identified during the review of the FIPs are shown in Table 2.

TABLE 2. City Directories Review Potentially Contaminating Activities			
Address	Years Listed	Potentially contaminating activity	Location
268 Elgin Street	1970, 1995	Drycleaners	165 m NE
280 Elgin Street	1932, 1956	Retail fuel outlet	155 m NE

Based on the separation distance, the former drycleaner does not represent an APEC on the Phase I Property.

Chain of Title

Paterson did not request a Chain of Title for the subject site as it was determined, based on the aerial photographs and city directories, that the subject site was always occupied by a residential apartment building prior to its demolition in 2004/2005, and has been vacant since. The current property owner is Epcn Enterprises Limited.

Plan of Survey

A plan of survey was not provided for review at this time.

Previous Engineering Reports

Paterson Group has conducted several Phase I ESAs on neighbouring properties within the study area. Based on the information contained in our files, there were no PCAs in the immediate area that would be considered to represent APECs on the Phase I Property.

4.2 Environmental Source Information

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on June 5, 2019. The Phase I Property was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted as part of our assessment. There were no PCB waste storage sites within Phase I Study Area.

Areas of Natural Significance (ANSIs)

A search for areas of natural significance and features within the Phase I Study Area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on June 4, 2019. The search did not reveal any natural features or ANSIs within the Phase I study area.

Ministry of Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the 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 Phase I Property. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the study area.

MECP Incident Reports

A request was submitted to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Waste Management Records

A request was submitted to the MECP FOI office for information with respect to waste management records. Applicable information of current and historical waste storage locations, waste generators and waste receivers pursuant to Ontario Regulation 347 was considered in this review. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions that have been submitted to the MECP. At the time of issuing this report, a response had not been received from the MECP. A copy of the response will be forwarded to the client if it contains any pertinent information.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. One (1) RSC was identified in the Phase I ESA Study Area. The RSC was filed by Paterson in 2008 for 330 Gilmour Street, approximately 120 m west of the subject site. Based on the information contained in our files, this RSC property is not considered a concern to the subject site or surrounding lands.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. There are no active or closed waste disposal sites or former manufactured gas or coal tar distillation plans within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on June 5, 2019 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records are listed in the TSSA registry for the Phase I Property or for the immediately adjacent and neighbouring properties within the Phase I Study Area. A copy of the TSSA correspondence has been included in Appendix 2.

City of Ottawa Landfill Document

The document entitled "Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa", was reviewed. Based on this document, there are no former landfills within the Phase I Study Area.

Former Industrial Sites

The report entitled "Mapping and Assessment of Former Industrial Sites, City of Ottawa" was also reviewed. No former industrial sites were listed in the database for the subject site or properties within the study area.

City of Ottawa Historical Land Use Inventory (HLUI)

A search of the City of Ottawa's Historical Land Use Inventory (HLUI) database was conducted as part of this assessment. At the time of issuance of this report, the HLUI search results had not been received. A copy of the HLUI request form is provided in Appendix 2.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1928 | The Phase I Property is occupied by a residential building. The area surrounding the subject site is entirely developed with residential and commercial properties. |
| 1958 | No significant changes are apparent on the subject site or the surrounding lands. |
| 1965 | The subject site and surrounding lands appear unchanged from the previous photograph. |
| 1976 | The site appears unchanged from the previous photograph. The neighbouring property across Gilmour Street is occupied by a large oval shaped commercial office building at this time. Properties further to the south are now vacant at this time. |
| 1991 | No significant changes are apparent on the subject site or neighbouring lands. Properties further to the south are now occupied by a residential apartment building and a baseball field. |
| 2002 | The subject site and surrounding lands appear unchanged from the previous photograph. |
| 2011 | The subject site is vacant at this time. No significant changes have been made on the surrounding lands. |
| 2017 | The subject site and surrounding lands appear unchanged from the previous photograph. |

Laser copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada – The Atlas of Canada website and from the City of Ottawa website. The topographic maps indicate that the local topography in the immediate vicinity of the site is relatively flat, while the regional topography generally slopes gently downwards in a southeasterly direction.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada – The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: “The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets.” The subject site is located in the Central St. Lawrence Lowland, which is generally less than 150 m above sea level.

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden is reported to consist of offshore marine sediments of erosional terraces to depths ranging from 25-50 m.

Water Bodies and Areas of Natural Significance

No water bodies are present within the Phase I study area. The nearest body of water is the Rideau Canal, approximately 560 m southeast of the Phase I Property. No areas of natural significance are known to exist within the Phase I Study Area.

Water Well Records

Well records for all drilled wells within the Phase I Study Area were obtained from the MECP website. Based on the results of the well records search, three (3) monitoring well records were registered for a property (190-192 Somerset Street) approximately 163 m northeast of the subject site. The monitoring wells are not considered to be a concern to the subject site, based on the separation distance and down gradient location.

5.0 INTERVIEWS

Property Owner Representative

Mr. Domenic Idone of Epcon Enterprises Ltd. (Epcon), the current property owner, was interviewed as part of this assessment via email on June 7, 2019. Epcon purchased the subject site in August 2002. The former residential building was deemed unsafe and was demolished in August 2003. According to Mr. Idone, sand fill obtained from a licensed site was used to fill the site after the demolition. The site has been vacant since 2003, however it has come to the Mr. Idone's attention that locals in the immediate area have been parking on the property despite emplaced steel rebar along the northern and southern property boundaries. Mr. Idone has stated, that as they (Epcon) become aware of people parking on-site illegally, they request that owners of the vehicles be removed, if not, additional actions are taken by contacting the City by-law or towing company to remove the parked vehicles. Mr. Idone is not aware of any potential environmental concerns regarding the subject site.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A representative from the Environmental Department of Paterson Group conducted a site visit on June 3, 2019. Weather conditions were overcast with a temperature of approximately 7 °C. At the time of the site visit, the neighbouring properties within the Phase I study area were also observed from publicly accessible areas.

6.2 Specific Observations at Phase I Property

Site Features

The Phase I Property exists as a vacant lot, mostly grass covered with a small area/patch of an asphaltic paved laneway, fronting Lewis Street, which was the only remaining evidence of a former structure on the subject site. No other structures were noted at the time of the site visit. It was noted at the time of the site visit that vehicles were illicitly parked on the subject site.

The site appears to be at the grade of Gilmour Street and gradually slopes downwards to Lewis Street. The surface of the site is exposed ground surface with some grass coverage. There were no signs of contamination, discolouration

or stressed vegetation at the time of the site visit. Site drainage occurs through infiltration. The regional topography slopes downwards in a southerly or southeasterly direction towards the Rideau Canal/Patterson Creek.

No evidence of current or former railway or spur lines was observed on the exterior of the subject property at the time of the site visit. There were no unidentified substances or waste observed on the exterior of the Phase I Property at the time of the site visit.

Site features and current configuration of the Phase I Property are shown on Drawing PE4643-1 - Site Plan.

Fill Material

Sand fill was identified on the Phase I Property where the former residential building has been situated. The fill was imported by a licensed site in 2003. No potential environmental concerns were noted with the quality of the fill material on the subject site.

Underground Utilities

Catch basins are located outside the property boundaries on the adjacent streets. Any utilities relating to the former building are expected to have been decommissioned and are no longer in place.

Neighbouring Properties

An inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the Phase I Property was as follows:

- North – Gilmour Street followed by an office building;
- South – Lewis Street followed by a residential apartment building;
- East – Elgin Street Public School followed by Elgin Street;
- West – Residential apartment building followed by Metcalfe Street.

No existing PCAs are considered to be present on the adjacent properties.

Land within the Phase I Study Area (250 m radius) is primarily used for residential and commercial purposes (offices, retailers and restaurants) with some institutional land use. No existing off-site PCAs were identified at the time of the site visit. Surrounding land use is shown on Drawing PE4643-2 – Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

Based on the available historical records, the Phase I Property was initially developed with a residential building between 1912 and 1928. The property was used for residential purposes until 2001/2002 and has been vacant since 2003 when the residential building was demolished. The subject site currently exists as vacant land.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No potentially contaminating activities (PCAs) were identified on the Phase I Property. Four (4) off-site PCAs as previously identified and discussed, do not represent APECs on the Phase I Property. The s of these PCAs are depicted in green on Drawing PE4643-2 –Surrounding Land Use Plan, in the Figures section of this report.

Contaminants of Potential Concern (CPCs)

No Contaminants of Potential Concern (CPCs) were identified on the subject site.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on this information, bedrock in the area of the site consists of shale of the Billings Formation. Overburden is reported to consist of offshore marine sediments of erosional terraces to depths ranging from 25-50 m.

Based on the findings of the Geotechnical investigation conducted by Paterson in June 2019, overburden generally consisted of topsoil followed by sand fill material overlying native silty clay. No concerns were identified during the subsurface investigation.

The regional topography slopes down in a northerly direction, however the topography in the immediate vicinity of the Phase I Property slopes down to the south. The local groundwater flow beneath the Phase I Property is inferred to be in a northerly direction.

Contaminants of Potential Concern

As per Section 7.1 of this report, no Contaminants of Potential Concern (CPCs) were identified on the subject site.

Existing Buildings and Structures

There are no buildings or structures on the Phase I Property.

Water Bodies and Areas of Natural Significance

There are no water bodies or areas of natural significance on the Phase I Property or within the Phase I Study Area.

Drinking Water Wells

No drinking water wells are located on the Phase I Property or within the Phase I Study Area.

Groundwater Monitoring Wells

No monitoring wells were observed on the Phase I Property.

Three (3) monitoring well records were identified approximately 163 m northeast of the subject site.

Neighbouring Land Use

Neighbouring land use in the Phase I Study Area consists of residential, commercial and institutional. Land use is shown on Drawing PE4643-2-Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, four (4) PCAs were identified within the Phase I Study Area; however, as discussed previously, they do not represent areas of potential environmental concern on the Phase I Property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I-ESA is considered to be sufficient to conclude that there are no APECs on the Phase I Property. A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Epcon Enterprises Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of the property at 246 Gilmour Street, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

The results of the historical research indicated that the subject property was developed between 1912 and 1928 with a residential apartment building. The building occupied the site until it was demolished in 2003. The site has since been vacant.

Historically, the surrounding land to the south and west consisted primarily of residential with some institutional purposes. The properties to the north and east consisted of office, retailer and institutional uses. Based on the historical review, four (4) potentially contaminating activities (PCAs) were identified within the study area, approximately more than 110 m away from the subject site. Based on the separation distances and/or downgradient location with respect to the subject site, these former PCAs are not considered areas of potential environmental concern (APEC) on the Phase I Property.

Following the historical review, a site visit was conducted. The subject property is vacant land. Surrounding land use consisted of residential, commercial (retail and offices) and institutional properties. Based on the site inspection, there were no potential environmental concerns with the current use of the Phase I Property or properties within the Phase I Study Area.

Based on the results of this Phase I ESA, it is **our opinion that a Phase II Environmental Site Assessment is not required for the property.**

9.0 STATEMENT OF LIMITATIONS

This Phase I Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04, as amended, by O.Reg. 269/11, and meets the requirements of 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 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 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 Epcon Enterprises Ltd. Permission and notification from Epcon Enterprises Ltd. and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Mandy Witteman, M.A.Sc



Mark S. D'Arcy, P.Eng. QP_{ESA}



Report Distribution:

- Epcon Enterprises Ltd. (2 copies)
- Paterson Group (1 copy)

10.0 REFERENCES

Federal Records

Air photos at the Energy Mines and Resources Air Photo Library.
National Archives.
Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
Natural Resources Canada – The Atlas of Canada.
Environment Canada, National Pollutant Release Inventory.
PCB Waste Storage Site Inventory.

Provincial Records

MECP Freedom of Information and Privacy Office.
MECP Municipal Coal Gasification Plant Site Inventory, 1991.
MECP document titled “Waste Disposal Site Inventory in Ontario”.
MECP Brownfields Environmental Site Registry.
Office of Technical Standards and Safety Authority, Fuels Safety Branch.
MNR Areas of Natural Significance.
MECP Water Well Inventory.

Municipal Records

City of Ottawa Document “Old Landfill Management Strategy, Phase I - Identification of Sites.”, prepared by Golder Associates, 2004.
Intra Technologies Limited Report “Mapping and Assessment of Former Industrial Sites, City of Ottawa”, 1988.
City of Ottawa Historical Land Use Inventory (HLUI) database
The City of Ottawa eMap website.

Local Information Sources

Chain of Title obtained through Read Abstracts Limited, October 17, 2016.
Topographical Plan, prepared by Annis, O’Sullivan, Vollebekk Ltd., January 21, 2016.
Personal Interviews.
Previous Engineering Reports.

Public Information Sources

Google Earth.
Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4643-1 – SITE PLAN

DRAWING PE4643-2 – SURROUNDING LAND USE PLAN

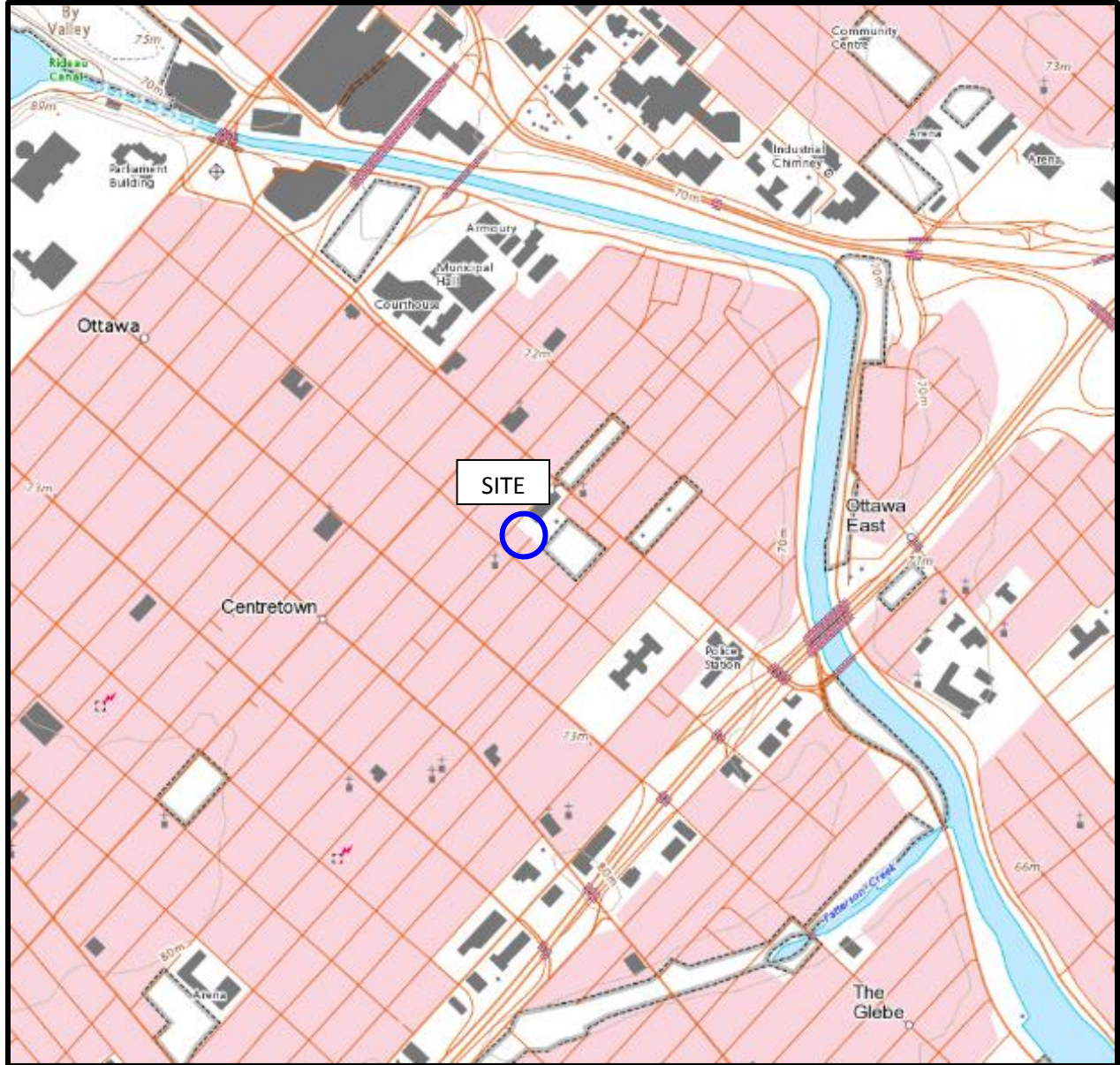
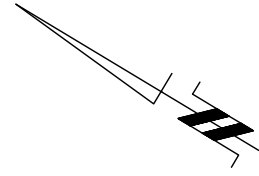


FIGURE 2
TOPOGRAPHIC MAP



233 GILMOUR STREET
OFFICE BUILDING
(PUBLIC SERVICE ALLIANCE OF CANADA)

GILMOUR STREET

310 ELGIN STREET
ELGIN STREET PUBLIC SCHOOL

LANDSCAPED WITH
TREES

**246 GILMOUR STREET
VACANT LOT**

LEWIS STREET

285 METCALFE STREET
RESIDENTIAL 3-STOREY APARTMENT BUILDING

295 METCALFE STREET
NIGERIAN HIGH COMMISSION

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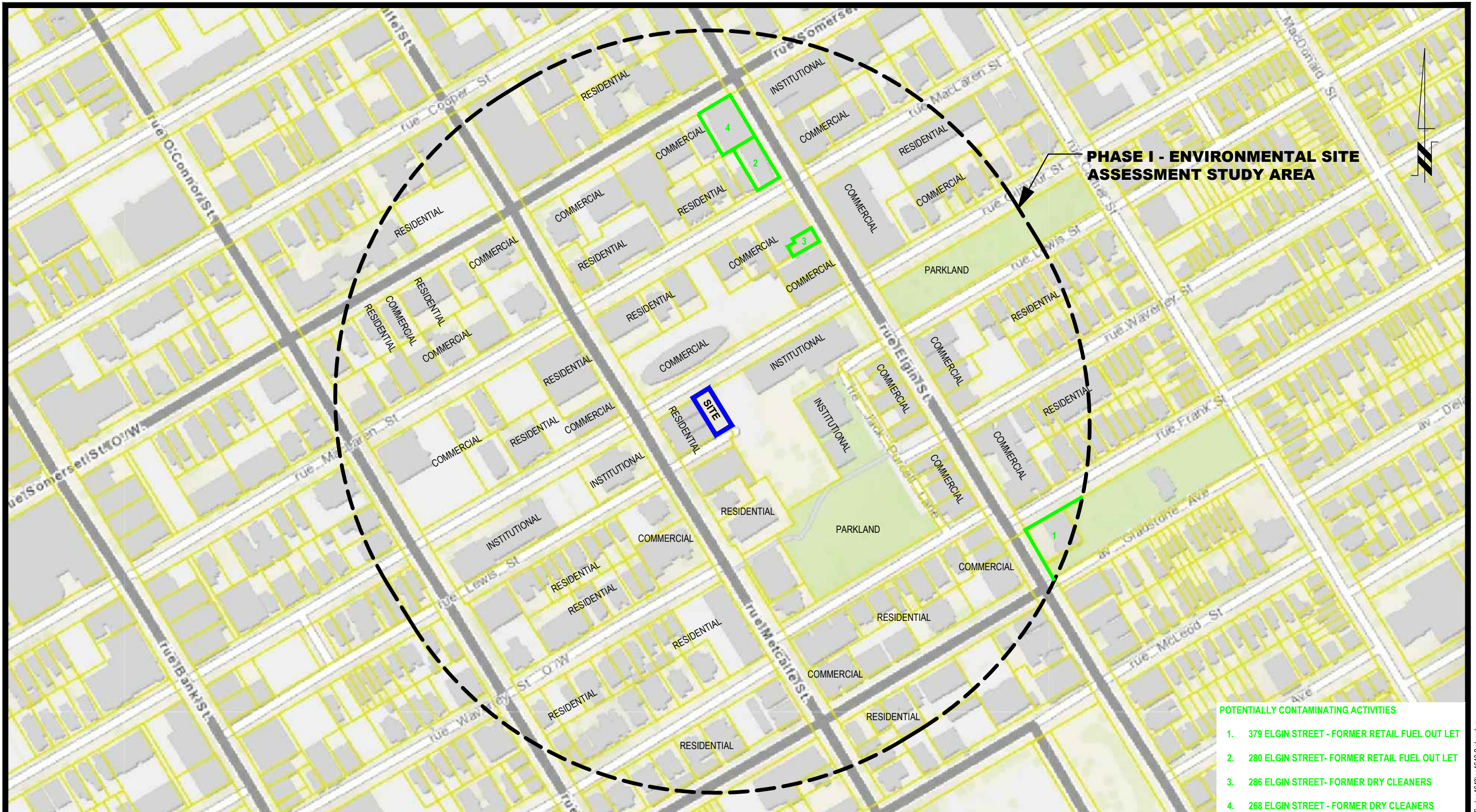
NO.	REVISIONS	DATE	INITIAL
0			

EPCON ENTERPRISES LIMITED
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
246 GILMOUR STREET

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:200	Date:	06/2019
Drawn by:	YA	Report No.:	PE4643-1
Checked by:	MW	PE4643-1	Revision No.:
Approved by:	MSD		



PHASE I - ENVIRONMENTAL SITE ASSESSMENT STUDY AREA

- POTENTIALLY CONTAMINATING ACTIVITIES**
- 1. 379 ELGIN STREET - FORMER RETAIL FUEL OUT LET
 - 2. 280 ELGIN STREET - FORMER RETAIL FUEL OUT LET
 - 3. 286 ELGIN STREET - FORMER DRY CLEANERS
 - 4. 268 ELGIN STREET - FORMER DRY CLEANERS

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NO.	REVISIONS	DATE	INITIAL

EPCON ENTERPRISES LIMITED
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
246 GILMOUR STREET

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

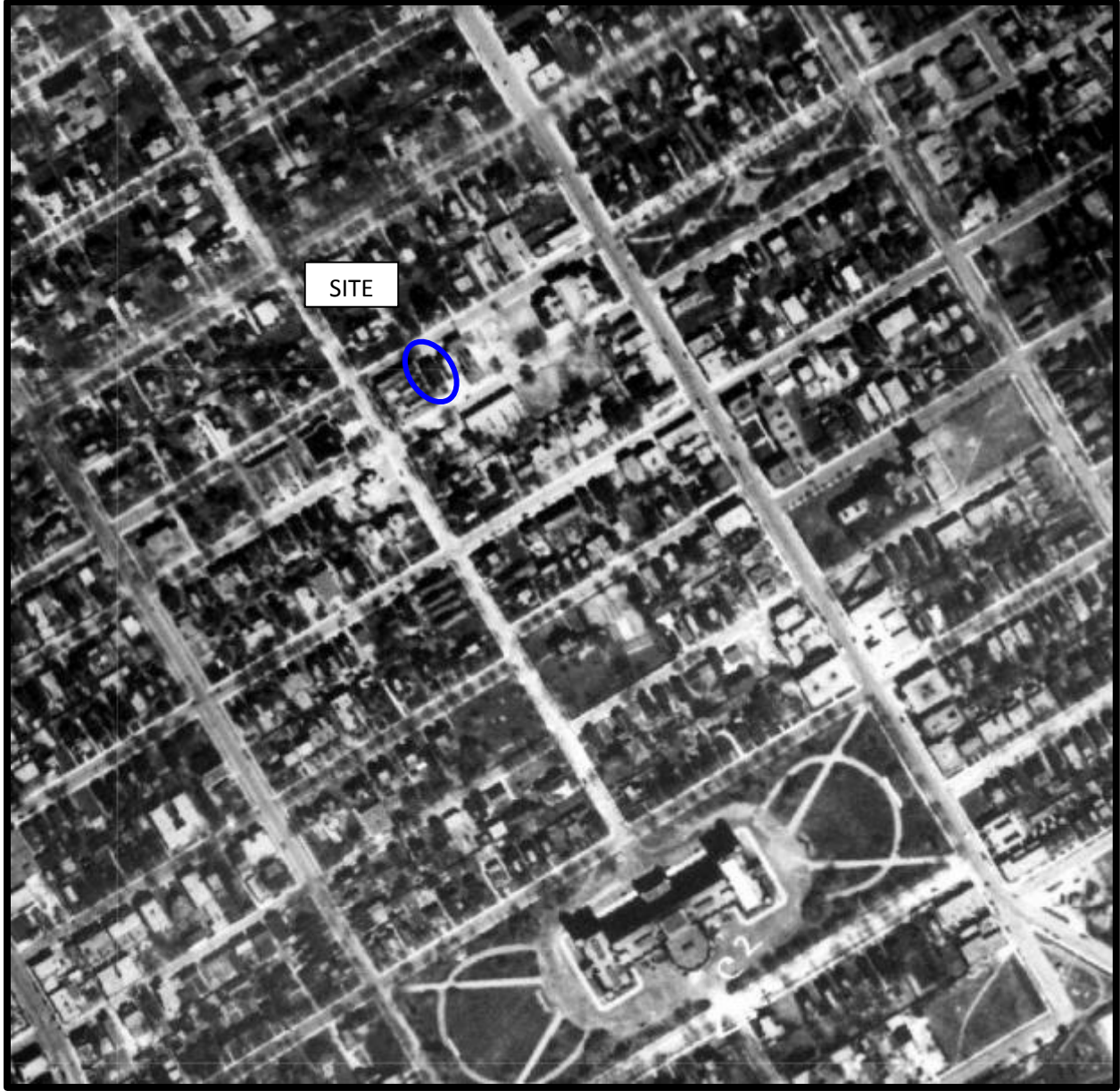
Scale:	1:2500	Date:	06/2019
Drawn by:	YA	Report No.:	PE4643-1
Checked by:	MW	PE4643-2	Revision No.:
Approved by:	MSD		

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APPENDIX 1

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1958



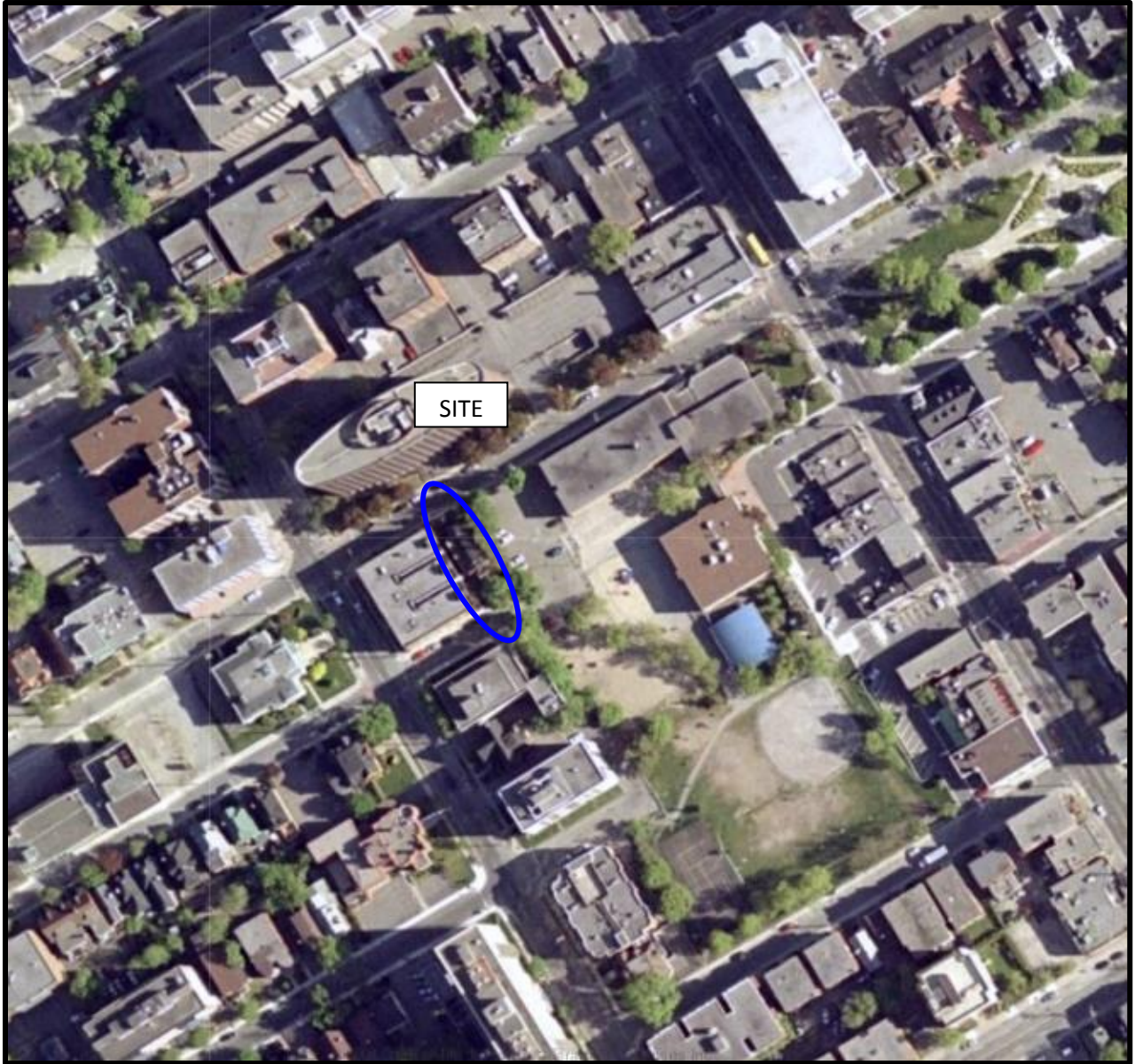
AERIAL PHOTOGRAPH
1965



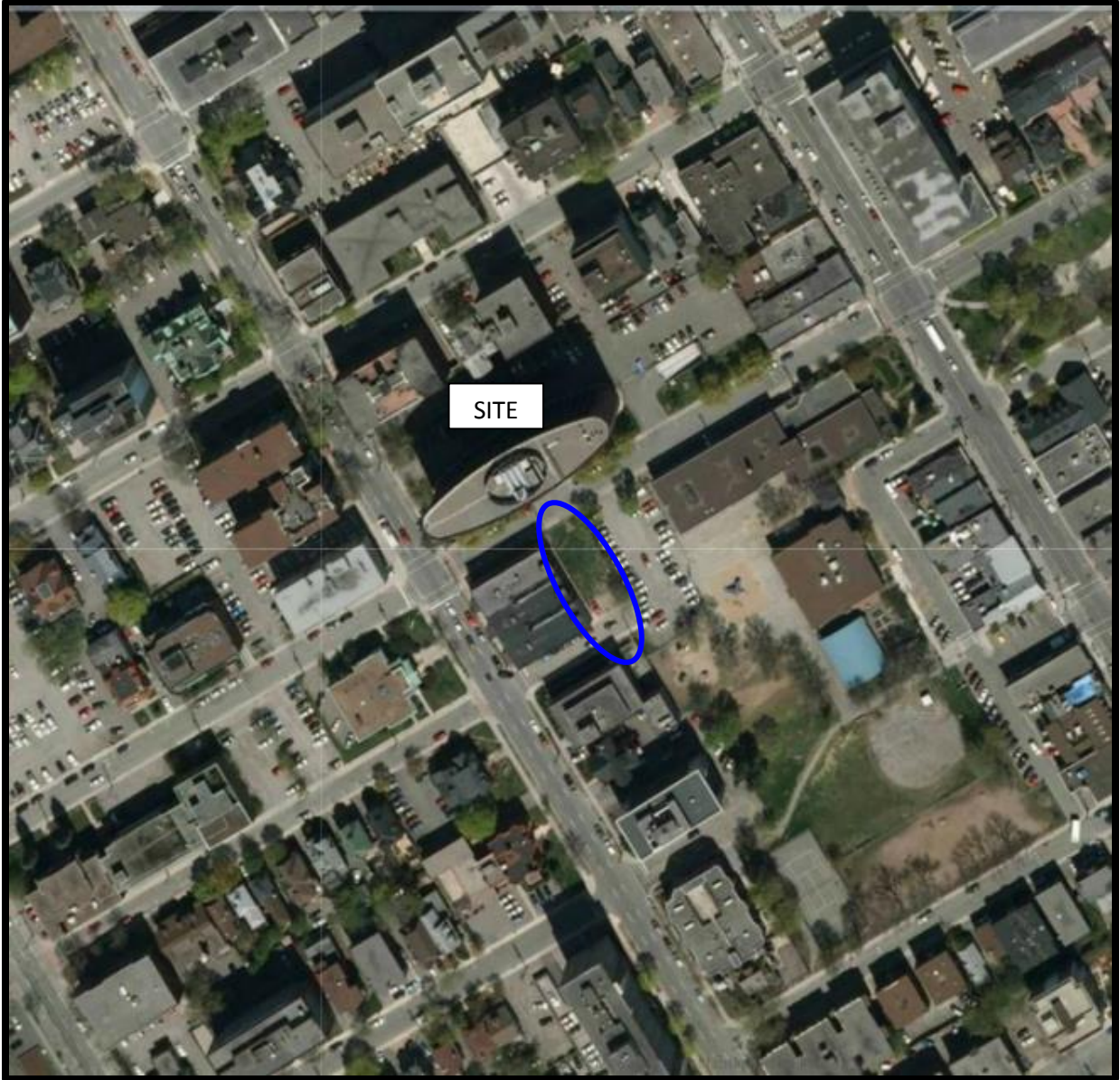
AERIAL PHOTOGRAPH
1976



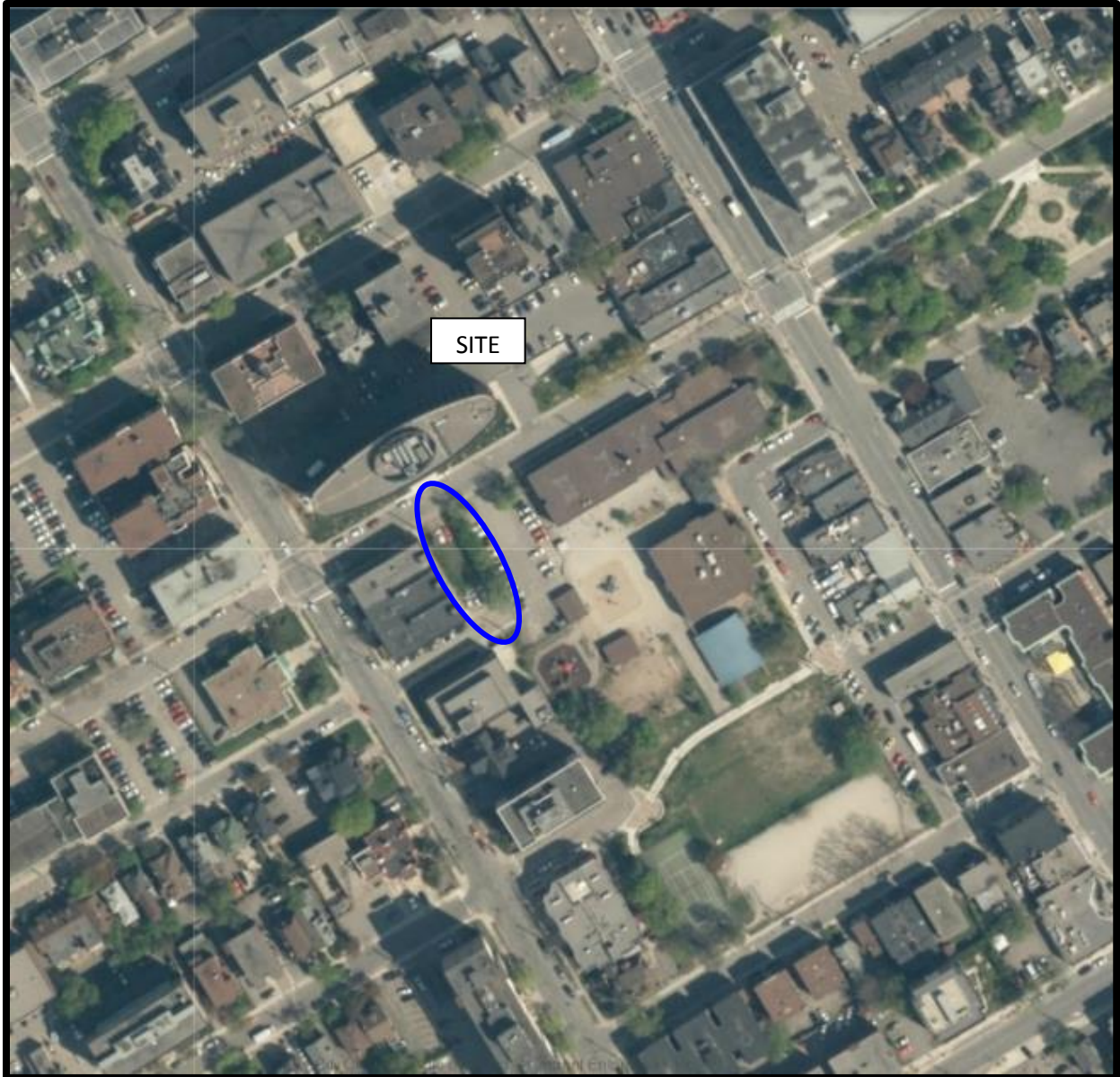
AERIAL PHOTOGRAPH
1991



AERIAL PHOTOGRAPH
2002



AERIAL PHOTOGRAPH
2011



AERIAL PHOTOGRAPH
2017

Site Photographs

PE4643

246 Gilmour Street, Ottawa, ON

June 3, 2019



Photograph 1: View of the subject site, looking north towards Gilmour Street.



Photograph 2: View of the subject site, looking south towards Lewis Street.

APPENDIX 2

MECP FREEDOM OF INFORMATION RESPONSE

CITY OF OTTAWA HLUI SEARCH REQUEST

TSSA CORRESPONDENCE

MECP WELL RECORDS



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. PE4643	Signature/Print /Name of Requester Mandy Witteman 		<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 246 Gilmore St, Ottawa ON				
Present Property Owner(s) and Date(s) of Ownership Epcon Enterprise Ltd.				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters				Specify Year(s) Requested
<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 AND tenant information must be provided				all
Waste Generator number/classes				all
Certificates of Approval ► Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
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.

June 3, 2019
File: PE4643-HLUI


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

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
246 Gilmore Street
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:	<u>Epcor Enterprises Ltd.</u>
Name of Representative/Owner	<u>Consolata Idone</u>
Signature of Representative/Owner	<u></u>
Date	<u>June 4/19</u>

Mandy Witteman

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: June-06-19 10:40 AM
To: Mandy Witteman
Subject: Re: Search Records Request (PE4643) (No Record)

Follow Up Flag: Follow up
Flag Status: Flagged

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 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.

Thank you and have a great day,

Roxana

From: Mandy Witteman <MWitteman@Patersongroup.ca>
Sent: June 5, 2019 3:20 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request (PE4643)

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, ON:

Gilmour St: 246, 310, 233,
Metcalf St: 285, 280, 295, 288, 306, 301
Jack Purcell Lane: 320,

Thank you.

Cheers,

Mandy Witteman

patersongroup
solution oriented engineering

over 60 years servicing our clients

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381 Ext. 339
Cell: (403) 921-1157

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.

A 054894

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

Municipality _____ Con. _____

County or District CANADA		Township/Borough/City/Town/Village Ottawa		Con block tract survey, etc.		Lot 25-27	
Owner's surname [REDACTED]		First Name		Address 190 + 192 SOMERSET ST WEST		Date completed 27 10 09 day month year	
Zone 18		Easting 445979		Northing 5029558		RC 25	
Elevation 21		RC 30		Basin Code ii		iv	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BH MW 3					
BLACK	Asphalt			0	0.21
BROWN				0.21	
BROWN	Sand and Gravel			0.21	4.5
GREY	Clay	trace silt and gravel		4.5	8.27

31 _____
32 _____

41 WATER RECORD

Water found at - feet 23.10	Kind of water
10-13	1 <input checked="" type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
15-18	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
20-23	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
25-28	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas
30-33	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Salty 6 <input type="checkbox"/> Gas

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
10-11	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input checked="" type="checkbox"/> Plastic	1/4"	0	25.26
17-18	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	3/4"		27-30
24-25	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			58

60 SCREEN

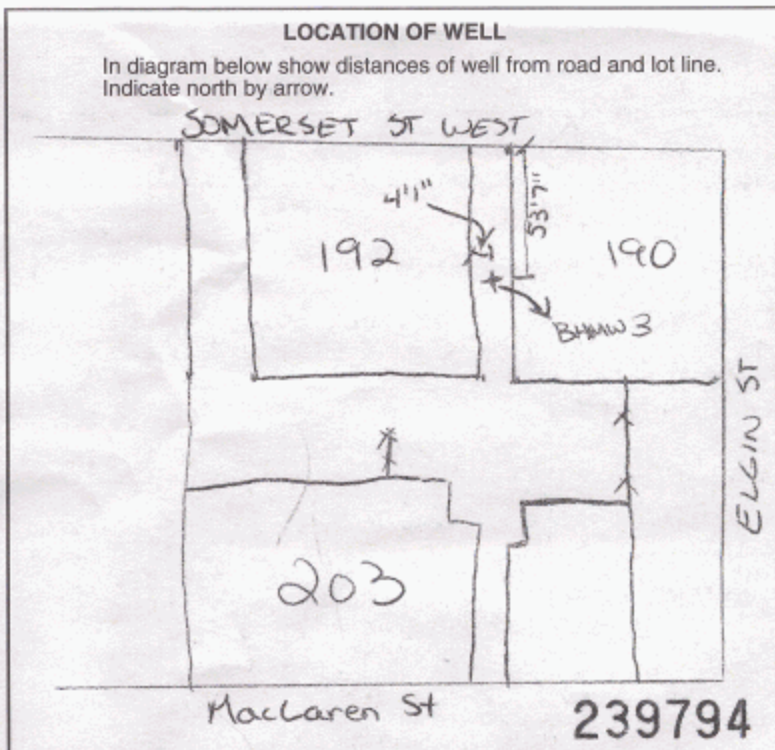
Sizes of opening (Slot No.) 10	Diameter 2 inches	Length 10 feet
Material and type Plastic		Depth at top of screen 15 feet

61 PLUGGING & SEALING RECORD

<input checked="" type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment	
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
0	16	BENTONITE	
18-21	25	SAND	

71 PUMPING TEST

Pumping test method 1 <input type="checkbox"/> Pump 2 <input type="checkbox"/> Bailor	Pumping rate GPM	Duration of pumping Hours _____ Mins _____
Static level 19-21 feet	Water level end of pumping 22-24 feet	Water levels during
		1 <input type="checkbox"/> Pumping 2 <input type="checkbox"/> Recovery
		15 minutes 26-28 feet 30 minutes 29-31 feet 45 minutes 32-34 feet 60 minutes 35-37 feet
If flowing give rate 38-41 GPM	Pump intake set at feet	Water at end of test 42 <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy
Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	Recommended pump setting feet	Recommended pump rate 46-49 GPM



FINAL STATUS OF WELL

1 <input type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well
3 <input checked="" type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)	
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering	

WATER USE

1 <input type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply	
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning	

METHOD OF CONSTRUCTION

1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving
2 <input type="checkbox"/> Rotary (conventional)	6 <input checked="" type="checkbox"/> Boring	10 <input type="checkbox"/> Digging
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other
4 <input type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting	

Name of Well Contractor DST CONSULTING ENGINEERING INC	Well Contractor's Licence No. 6838
Address 605 Hewitson Street, Thunder Bay, ON, P7B 5V5	
Name of Well Technician Nicholas Norton	Well Technician's Licence No. 2099
Signature of Technician/Contractor <i>[Signature]</i>	Submission date 20 11 09 day mo yr

MINISTRY USE ONLY

Data source 58	Contractor 59-62	Date received 63-66
Date of inspection		Inspector
Remarks		

A 054 894

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

Municipality _____ Con. _____

County or District: CANADA
Township/Borough/City/Town/Village: Ottawa
Con block tract survey, etc.:
Lot: 25-27
Owner's surname: [Redacted] First Name: [Redacted] Address: 190+192 SOMERSET ST WEST
Date completed: 27 10 09 (day month year)

Zone: 18 Easting: 445973 Northing: 5079570
RC: [] Elevation: [] RC: [] Basin Code: []

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	Asphalt			0	0.25
BROWN	Sand and Gravel			0.25	2.5
BROWN	Sand	some silt		2.5	5.5
GREY	Clay	trace silt		5.5	16.5

31 _____
32 _____

41 WATER RECORD

Water found at - feet: 10.3

Kind of water:

1 Fresh 3 Sulphur 14
 2 Salty 4 Minerals 15
 5 Gas 6 Sulphur 19
 7 Fresh 8 Minerals 24
 9 Salty 10 Gas 29
 11 Fresh 12 Sulphur 34
 13 Salty 14 Minerals 39
 15 Gas 20

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
2	1 <input type="checkbox"/> Steel 12 <input type="checkbox"/> 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input checked="" type="checkbox"/> Plastic	1/4"	0	16.5
17-18	1 <input type="checkbox"/> Steel 19 <input type="checkbox"/> 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			20-25
24-25	1 <input type="checkbox"/> Steel 20 <input type="checkbox"/> 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			27-30

SCREEN

Sizes of opening (Slot No.): 10
Diameter: 2 inches
Length: 5 feet
Material and type: Plastic
Depth at top of screen: 16.5 feet

61 PLUGGING & SEALING RECORD

Annular space Abandonment

Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
0	10	BENTONITE
10	16.5	SAND

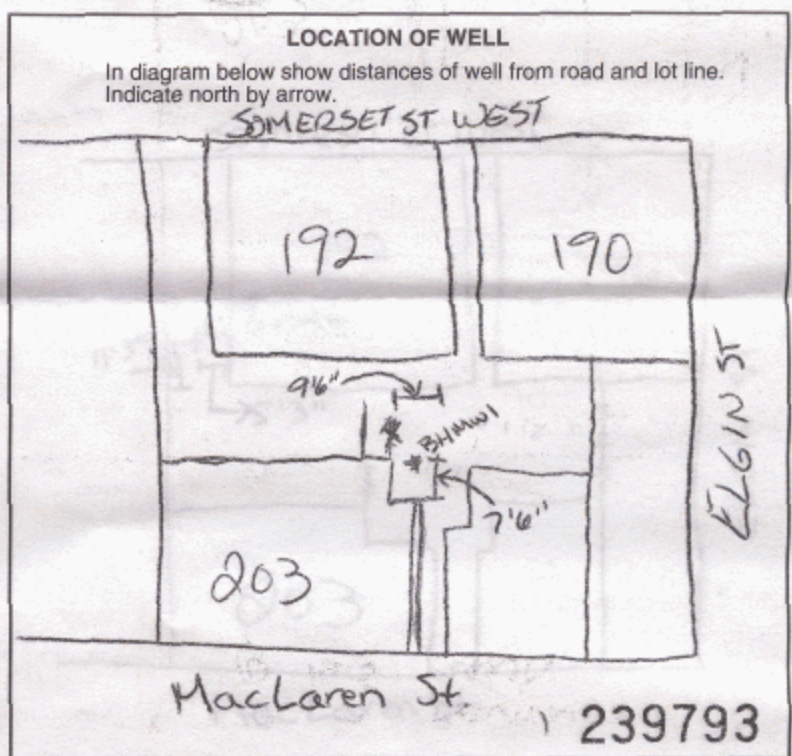
71 PUMPING TEST

Pumping test method: 1 Pump 2 Bailer
Pumping rate: _____ GPM
Duration of pumping: _____ Hours _____ Mins

Static level	Water level end of pumping	Water levels during			
19-21	23-24	15 minutes 26-28	30 minutes 29-31	45 minutes 32-34	60 minutes 35-37
feet	feet	feet	feet	feet	feet

If flowing give rate: _____ GPM
Pump intake set at: _____ feet
Water at end of test: Clear Cloudy

Recommended pump type: Shallow Deep
Recommended pump setting: _____ feet
Recommended pump rate: _____ GPM



54 FINAL STATUS OF WELL

1 Water supply 5 Abandoned, insufficient supply 9 Unfinished
 2 Observation well 6 Abandoned, poor quality 10 Replacement well
 3 Test hole 7 Abandoned (Other)
 4 Recharge well 8 Dewatering

55-56 WATER USE

1 Domestic 5 Commercial 9 Not use
 2 Stock 6 Municipal 10 Other _____
 3 Irrigation 7 Public supply
 4 Industrial 8 Cooling & air conditioning

57 METHOD OF CONSTRUCTION

1 Cable tool 5 Air percussion 9 Driving
 2 Rotary (conventional) 6 Boring 10 Digging
 3 Rotary (reverse) 7 Diamond 15 Other _____
 4 Rotary (air) 8 Jetting

Name of Well Contractor: DST CONSULTING ENGINEERS INC
Well Contractor's Licence No.: 6838
Address: 605 Hewitson Street, Thunder Bay, ON, P7B 5V5
Name of Well Technician: Nicholas Norton
Well Technician's Licence No.: 2099
Signature of Technician/Contractor: [Signature]
Submission date: 20 11 09 (day mo yr)

MINISTRY USE ONLY

Data source: _____ Contractor: _____ Date received: NOV 27 2009
Date of inspection: _____ Inspector: _____
Remarks: _____

A054894

Print only in spaces provided. Mark correct box with a checkmark, where applicable.

11

Municipality Con. 10 14 15 22 23 34

County or District: CANADA; Township/Borough/City/Town/Village: Ottawa; Date completed: 27 10 09

Zone: 18; Easting: 445976; Northing: 5029535

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions). Table with columns: General colour, Most common material, Other materials, General description, Depth - feet (From, To).

31 32

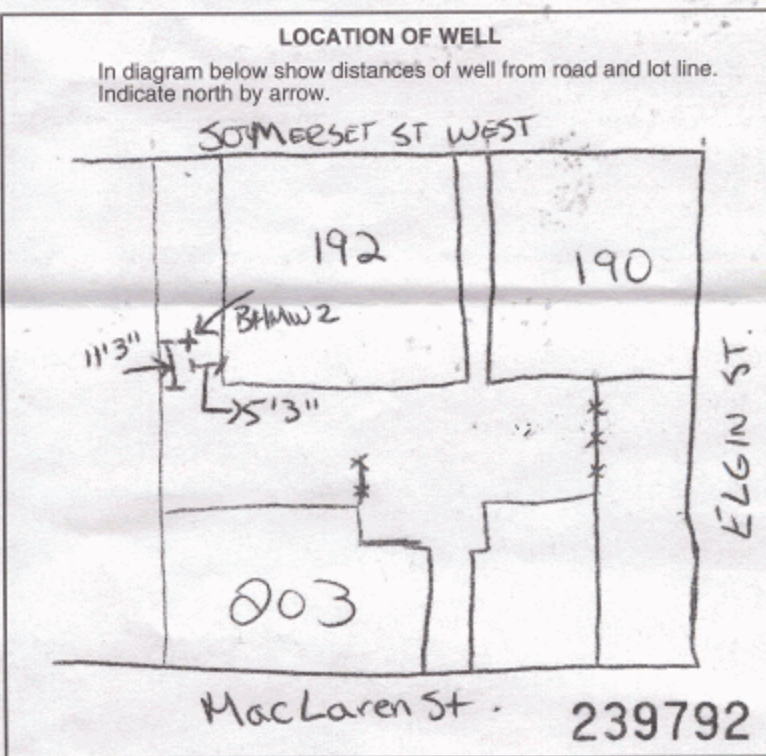
41 WATER RECORD. Table with columns: Water found at, Kind of water, Sulphur, Minerals, Gas.

51 CASING & OPEN HOLE RECORD. Table with columns: Inside diam inches, Material, Wall thickness inches, Depth - feet (From, To).

SCREEN. Sizes of opening (Slot No.), Diameter, Length, Material and type, Depth at top of screen.

61 PLUGGING & SEALING RECORD. Depth set at, Material and type (Cement grout, bentonite, etc.).

71 PUMPING TEST. Pumping test method, Pumping rate, Duration of pumping, Water levels during, Pump intake set at, Recommended pump type.



FINAL STATUS OF WELL, WATER USE, METHOD OF CONSTRUCTION. Final status options: Water supply, Abandoned, Unfinished, etc. Water use options: Domestic, Commercial, Not use, etc. Method of construction options: Cable tool, Rotary, Air percussion, etc.

Name of Well Contractor: DST CONSULTING ENGINEERS; Well Contractor's Licence No.: 6838; Name of Well Technician: Nicholas Norton; Well Technician's Licence No.: 2099; Submission date: 30 11 2009

MINISTRY USE ONLY. Data source, Contractor, Date received: NOV 27 2009; Date of inspection, Inspector, Remarks.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Environmental Engineer

EDUCATION

Carleton University, M.A.Sc., Environmental Engineering, 2013
Carleton University, B.Eng., Environmental Engineering, 2008

MEMBERSHIPS & AWARDS

Alberta Professional Engineers and Geoscience Association
NSERC Industry R&D Scholarship

EXPERIENCE

2018 – Present

Paterson Group Inc.

Consulting Engineers
Geotechnical and Environmental Division
Environmental Engineer

2014 – 2015

Thurber Engineering Limited

Oil Sand Tailings Group
Tailings Engineer

2014 – 2013

Carleton University

Department of Civil & Environmental Engineering
Research Engineer

2013 - 2009

Carleton University

Department of Civil & Environmental Engineering
Research Assistant and Teachers Assistant

2008 – 2009

SLR Consulting Limited

Contaminated Sites
Junior Environmental Engineer

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa