



Kollaard Associates
Engineers

210 Prescott Street, Unit 1
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

REPORT ON

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
14, 16, 18 and 20 DUNBAR COURT
OTTAWA, ONTARIO**

Submitted to:

Nepean Housing Corporation
15 Kilbarron Road
Nepean, Ontario
K2J 5B2

DATE: February 11, 2020

DISTRIBUTION:

4 copies Nepean Housing Corporation
1 copy Kollaard Associates Inc.

200030



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION.....	2
2.1 PROPERTY INFORMATION	2
2.2 OBJECTIVES.....	3
3.0 SCOPE OF WORK	4
4.0 RECORDS REVIEW	4
4.1 GENERAL	4
4.1.1 PHASE ONE STUDY AREA DETERMINATION.....	4
4.1.2 FIRST DEVELOPED USE DETERMINATION.....	5
4.1.3 FIRE INSURANCE PLANS	5
4.1.4 CHAIN OF TITLE	5
4.1.5 ENVIRONMENTAL REPORTS	6
4.1.6 PROPERTY USE RECORDS	6
4.2 ENVIRONMENTAL SOURCE INFORMATION	7
4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES	7
4.2.2 ENVIRONMENTAL DATABASES.....	9
4.3 PHYSICAL SETTING SOURCES	11
4.3.1 AERIAL PHOTOGRAPHS.....	11
4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY	12
4.3.3 FILL MATERIALS.....	12
4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE.....	12
4.3.5 WELL RECORDS.....	13
5.0 INTERVIEW	13
6.0 SITE RECONNAISSANCE	13
6.1 GENERAL REQUIREMENTS	13
6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY	14
6.2.1 SITE DESCRIPTION.....	14
6.2.2 SITE INFRASTRUCTURE	14
6.2.3 BUILDING DESCRIPTION.....	15
6.2.4 POTENTIALLY CONTAMINATING ACTIVITY.....	15
6.2.5 MATERIALS HANDLING AND STORAGE	16
6.2.6 DESIGNATED AND REGULATED SUBSTANCES	16
6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS	19
6.2.8 ADJACENT PROPERTIES	19
6.3 WRITTEN DESCRIPTION OF INVESTIGATION	20
7.0 REVIEW AND EVALUATION OF INFORMATION	21
7.1 CURRENT AND PAST USES	21
7.2 POTENTIALLY CONTAMINATING ACTIVITY.....	21
7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN.....	22
7.4 PHASE ONE CONCEPTUAL SITE MODEL.....	22
8.0 CONCLUSION	24



8.1 PHASE II ESA REQUIREMENT FOR RSC FILING.....	24
8.2 SIGNATURES.....	25
9.0 REFERENCES.....	27
10.0 QUALIFICATIONS OF THE ASSESSORS	28

LIST OF FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – PHASE I CONCEPTUAL MODEL PLAN-PHASE ONE STUDY AREA

LIST OF ATTACHMENTS

ATTACHMENT A – TITLE SEARCH DOCUMENTATION

ATTACHMENT B – TOPOGRAPHIC MAP

ATTACHMENT C – AIR PHOTOGRAPHS

ATTACHMENT D – CITY OF OTTAWA CORRESPONDENCE

ATTACHMENT E – ECOLOG ERIS SEARCH RESULTS

ATTACHMENT F – SITE PHOTOGRAPHS

ATTACHMENT G - MECP CORRESPONDENCE

ATTACHMENT H - PROPERTY INFORMATION



1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for Nepean Housing Corporation of Ottawa, Ontario. The subject site for this assessment consists of a property located within a residential development known as Dunbar Court, in the City of Ottawa, Ontario. The property for the Phase I ESA comprises of the block of townhouses with civic addresses commonly known as 14, 16, 18 and 20 Dunbar Court, City of Ottawa, Ontario.

The purpose of the Phase I Environmental Site Assessment was to identify, if possible, through non-intrusive investigation, consisting of a review of current and historical information and observations of site conditions during a site reconnaissance visit, the existence of any significant, actual or potential environmental liabilities associated with the property. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09) for conducting environmental site assessments.

The Phase I ESA was based on site reconnaissance visits carried out on December 21, 2018, January 10, 2019 and January 13, 2020, together with a review of available geological, topographical and historical information for the site.

Currently, the site is occupied by a four unit block of townhouses with associated car ports, asphaltic surfaced driveways and small yard spaces. Based on a review of historical information for the site, it is understood that the residential development was constructed sometime between 1976 and 1999. The development is located within an area mostly of residential development and some commercial development.

There were no current or historical Potentially Contaminating Activities (PCAs) identified at the subject site. One offsite current PCA was identified within the Phase I ESA study area, a service station located about 75 metres southwest of the site. Based on the inferred groundwater flow direction to the northwest of subject site, Kollaard Associates considers the risk for subsurface contamination to exist at the subject site related to the off-site source (namely the existing gas station located southwest of the site) to be low. There are no resulting Areas of Potential Environmental Concern (APECs) at the subject site from the offsite PCA.

It is understood that it is proposed to redevelop the property into a higher density residential development. The historical land use of the property, based on the results of this investigation, has also been for residential use. Therefore, a RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

The results of this Phase I ESA indicate that there are no significant environmental concerns at the subject site. No intrusive inspections of any kind were performed and are outside of the scope of this Phase I ESA. Based on the results of this study, no further investigation is considered warranted at this time.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.



2.0 INTRODUCTION

2.1 PROPERTY INFORMATION

The subject site for this assessment consists of a property located within a residential development commonly known as Dunbar Court, Ottawa, Ontario. The property for the Phase I ESA comprises a Block of townhouses with civic addresses commonly known as 14, 16, 18 and 20 Dunbar Court, City of Ottawa, Ontario (see Key Plan, Figure 1).

The legal property consists of nine buildings occupying a total area of about 3.45 acres (1.4 hectares) of which 0.11 acres (0.05 hectares) encompasses the portion of the site that is the Phase I ESA property. The Phase I ESA property consists of one building occupied by a four unit block of townhouses.

The site is located within a residential development with one main street known as Dunbar Court. The development is bordered on the north by a division of the City of Ottawa police department, on the west by mixed commercial development, on the south by Gibbard Avenue followed by recreational lands and on the east by other residential development.

For the purposes of this assessment, project north is considered to be parallel to Greenbank Road, located about 100 metres west of the site (see Key Plan, Figure 1).

Kollaard Associates Inc. carried out this Phase I Environmental Site Assessment for Nepean Housing Corporation, for the purpose of a development application with the City of Ottawa. It is understood that it is planned to redevelop the site into a three storey residential apartment building. As such, there is no change of use or previous use for which a Record of Site Condition could be required under Ontario Regulation 153/04.

The site is currently occupied by a four-unit block of townhouses with associated car ports, driveways and grass surfaced yard spaces.

The ground surface is mostly flat lying. Drainage is directed to catch basins located throughout the subdivision (Topographic Map, Attachment B).



Based on a review of a topographical map for the site area, it is expected that the groundwater flow is towards the Ottawa River located some 4.2 kilometres northwest of the site.

The legal description for the legal property (of which the assessed property is a portion), based on a chain of title provided by Wentzell Titles Ltd., is as follows:

Part of Lot 31, Concession 2, Rideau Front, being Parts 1, 2 & 6 on Plan 5R-10015, Part of Lot 30, Concession 2, Rideau Front, being Part 2 on Plan 5R-10925 and Part of the Road Allowance between Lots 30 & 31, Concession 2, Rideau Front, beings Parts 3 & 4 on Plan 5R-10015, subject to Easements in favour of Utilities and the Municipality as set out in Instruments N358415, N351565, N351566, N353246, N510631, N517716, N517717, N518346, N353247, Geographic Township of Nepean, City of Ottawa (PIN 04651-0011).

2.2 OBJECTIVES

The primary objective of this Phase I ESA is to document the site conditions on the day of walk-through site reconnaissances and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information, including Environmental Risk Information Services Ltd. (Ecolog ERIS) and observations of site conditions during site reconnaissance visits conducted on December 21, 2018 and January 10, 2019. On January 13, 2020, a new site visit was carried out to confirm and verify whether any changes had occurred at the site or in the Phase I Study Area that could impact conditions at the site.

The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

1. To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property.
2. To determine the need for a Phase II ESA.
3. To provide a basis for carrying out any Phase II ESA, required.
4. To provide adequate preliminary information about environmental conditions in the land or water on, in or under the phase one property for the conduct of a risk assessment following completion of a Phase II ESA.



3.0 SCOPE OF WORK

The scope of the Phase I ESA is sufficient to identify existing and/or potential environmental liabilities which are obvious from visual examination of surface features and from available sources of information. The Phase I Environmental Site Assessment (ESA) has been prepared in general conformity with our interpretation of the requirements of CSAZ768-01 as well as Ontario Regulation 153/04 (as amended in December 2009 through Ontario Regulation 511/09 and subsequent amendments) for conducting environmental site assessments.

This level of work is a method of risk reduction, not risk elimination. No building materials, liquid, gas, or chemical product sampling and/or testing on or in the vicinity of the subject site were carried out as part of this assessment. This assessment included only a cursory overview of the present neighbouring land uses and does not constitute a complete assessment of the adjacent facilities.

The scope of work carried out for the site comprised the following:

- a review of available current and historical information about the site and surrounding properties within 250 metres of the site
- observations of site conditions during a site reconnaissance visit
- review and evaluate the information from the above noted information sources
- document the findings in a report

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE STUDY AREA DETERMINATION

Kollaard Associates Inc. considers that a 250 metre study area is sufficient to identify areas of historical and current potential concern on or near the subject site. As part of the preliminary review of historical documents for the site, aerial photographs of the site and surrounding area were reviewed, as well as documentation from the City of Ottawa on landfills and historical industrial sites (Sections 4.2.1 and 4.3.1). Any properties outside of this radius are considered too distant to cause any significant impact to the site.



4.1.2 FIRST DEVELOPED USE DETERMINATION

The first developed use of the property was determined based on a review of aerial photographs of the site (Section 4.3.1). The earliest air photograph that was reviewed was 1965. At that time, the site was vacant farmland. In the 1976 air photograph indicates some tree growth has occurred at the site and northwest of the site. A 1999 air photograph indicates a block of townhouses is located at the site. Information from the title search indicates Nepean Housing Corporation as the owners in 1986. As such, first developed use of the property is indicated to be between 1976 and 1999, likely around 1986.

4.1.3 FIRE INSURANCE PLANS

Due to the lack of industrial and commercial sites in the Phase I Study Area, no request was made for Fire insurance plans.

4.1.4 CHAIN OF TITLE

The legal description for the legal property (of which the assessed property is a portion), based on a chain of title provided by Wentzell Titles Ltd., is as follows:

- Part of Lot 31, Concession 2, Rideau Front, being Parts 1, 2 & 6 on Plan 5R-10015, Part of Lot 30, Concession 2, Rideau Front, being Part 2 on Plan 5R-10925 and Part of the Road Allowance between Lots 30 & 31, Concession 2, Rideau Front, beings Parts 3 & 4 on Plan 5R-10015, subject to Easements in favour of Utilities and the Municipality as set out in Instruments N358415, N351565, N351566, N353246, N510631, N517716, N517717, N518346, N353247, Geographic Township of Nepean, City of Ottawa (PIN 04651-0011).

A chain of title for the entire residential development (of which the assessed property is a portion) was provided by Wentzell Titles Ltd. (Attachment A). Based on a review of the title search information, the following is noted.



The residential development is indicated to have been owned mostly by individuals and the following companies:

- McArthur Realities (Ottawa) Ltd (1958-1965)
- National Capital Commission (1959-1963)
- Woodvale Investments Limited (1965-1970)
- Sheahan Investments Limited (1973-1974)
- Sheareen Limited (1974-1975)
- The Corporation of the Township of Nepean (1975-1983)
- Marguard Trust (1983)
- The City of Nepean - Part as in NS 202544 (1983-1986)
- The Regional Municipality of Ottawa-Carleton North and South Halves (1986-1988)
- The Crown (1963 - 1987) (owned part)

The current owner since 1986 is listed as Nepean Housing Corporation.

4.1.5 ENVIRONMENTAL REPORTS

No environmental related reports are expected to exist for this site.

4.1.6 PROPERTY USE RECORDS

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned R3Z (708) – Residential Third Density Zone according to the City of Ottawa Zoning By-law 2012-334. This zoning permits a wide mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan.

The available zoning information is provided herein (Attachment D).

The earliest air photograph that was reviewed was 1965. At that time, the site was vacant and it and the surrounding land appear to be farmland.



A search of the environmental databases (Section 4.2.2) indicates no records found for the subject property.

Neither an open or closed waste management facility was identified to be within 500 metres of the subject property.

4.2 ENVIRONMENTAL SOURCE INFORMATION

In order to assess some of the historical conditions at the property, a preliminary review of information from the following sources was conducted:

Municipal and Provincial Government Sources

- Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.
- Online queries with the following provincial and federal databases; Pits and Quarries database, Large and Small Landfills, online MECP well records database, Federal Contaminated Sites Inventory
- Ministry of Environment, Conservation and Parks (MECP), Ottawa, Ontario

Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report

4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES

City of Ottawa

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. and indicates there are no old landfill sites within 500 metres of the subject site.



Historical Land Use Inventory

The City of Ottawa was contacted to conduct a search of all environmental databases, including Historical Land Use Inventory (HLUI) and any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to, past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.

A response was received on February 11, 2020 from the City of Ottawa (see Attachment D). A review of the response indicated there are no activities associated with the subject property. There are 25 activities associated with properties located within 250 metres of the subject property. Of the 25 activities identified, two activities (Pro-Sketch Cleaners and Carling Capital Properties - formerly Sunoco Inc.) were indicated as possible contaminant sources. However, based on the above noted records, it is considered that all of the nearby contaminant sources are located down or cross gradient of the subject site. Based on the distances between these properties and their locations down gradient of the site in terms of topography and expected groundwater flow direction, there are no concerns with any of the activities at these sites.

Ministry of the Environment, Conservation and Parks

A formal request was made to the MECP office in Ottawa, Ontario to determine if the Ministry has maintained a file with respect to the subject property. Specifically, the MECP was asked to respond (in writing) with information concerning any historical or existing incidents at or in the vicinity of the subject site. A response from the MECP was received on January 31, 2019. A review of the letter from the MECP indicates no active orders are outstanding for the site (see Attachment G).

Pits and Quarries

Based on a review of the provincial online database, there are no active pits or quarries with the Phase I Study Area (i.e. 250 metres).

Large and Small Landfills

Based on a review of the provincial online databases for large and small landfill sites, there are no landfill sites (open or closed) within at least two kilometres of the subject site.



Online MECP Well Records

No drinking water wells were identified within 250 metres of the subject site.

Federal Contaminated Sites Inventory

Based on a review of the online database for federal contaminated sites, there are no sites (open or closed) within at least 500 metres of the subject site.

4.2.2 ENVIRONMENTAL DATABASES

ECOLOG ERIS – Environmental Risk Information Services Standard Report

A review of information provided by Ecolog ERIS – Environmental Risk Information Services (see Attachment E) was carried out as part of this Phase I ESA. Based on that review, no records were found for the subject site.

The following were identified in the report for properties within 250 metres of the subject site with some environmental significance.

In the Record of Site Condition directory, Dymon Storage - 300 Greenbank Road, Ottawa, Ontario - 230.7 metres south/southwest submitted on April 20, 2017. The RSC was based on a Phase I and II ESA of that property.

In the List of TSSA Expired Facilities (EXP), Fuel Storage Tank (FST) and Fuel Storage Tank - Historic (FSTH), Private and Retail Fuel Storage Tanks (PRT), Retail Fuel Storage Tanks (RST) Summaries, the following sites were identified:

- 299 Greenbank Road - Mac's Convenience Stores Inc. - 90.1 metres south southwest

In the Ontario Regulation 347 Waste Generators Summary, the following sites were identified:

- Shikun Oz Non Profit Senior Citizen Apartments, 57 Bateman Drive - 84.4 metres northeast



- City of Ottawa/Ottawa Police/Region of Ottawa-Carleton/Corporation of the City of Nepean - 245 Greenbank Road - 166.7 metres north/northwest
- Budget Car & Truck Rental - 300 Greenbank Road - 230.7 metres south/southwest
- Dymon Storage - 300 Greenbank Road - 230.7 metres south/southwest
- Sketchley Cleaning Services Ltd/Hillary Cleaners/1082953 Ontario Limited 35-246/Pro-Sketch Cleaners. - 250 Greenbank Road - 236.7 metres west
- Nepean Animal Hospital - 250 Greenbank Road - 236.7 metres west
- Greenbank Hunt Club Dental Center - 250 Greenbank Road, Suite 41 - 240.7 metres west

A total of 10 spills have been reported in the Phase I Study Area. The following are sites that have reported spills.

Address	Distance from site metres (m) dir	Spill Description	Impact	APEC on site
299 Greenbank Road	90 m SSW	2011: Isolated gasoline spill consisting of 200 litres to sewer	Surface water pollution	No
Dunbar Court and Bateman Drive	110 m N	2016: Isolated gasoline spill of 80 litres to storm sewer	Surface water pollution	No
333 Greenbank Road	206 m S	2009: Isolated raw sewage spill from sanitary line blockage at school	Land	No
250 Greenbank Road	240 m W	A total of 7 spills between 2005 and 2017 consisting of engine oil, hydraulic oil, refrigerant gas and/or gasoline	Surface water, air and land pollution	No

In the Dry Cleaning Facilities database, Prosketch Cleaners - Nepean, 250 Greenbank Road - some 240.7 metres west of the site was identified. In 2004 and 2005, 518.4 and 118.2 kilograms of tetrachloroethene, or perchloroethylene (PERC) was reported to have been used at the facility. There were no spills reported at this site.

Three pesticide vendors, K Gandhi Pharmacy Limited,, D. Yee Chemists Ltd. and Metro Ontario Inc/Food Basics are listed at 250 Greenbank Road, some 237 metres west of the site.



The Scott's Manufacturing Directory lists three sites located as follows:

- Illumination LMS. Ltd - 250 Greenbank Road, some 237 metres west of the site
- Clarion Publishing Ltd - 250 Greenbank Road, some 237 metres west of the site
- Global Exhibit Technology Inc. - 250 Greenbank Road, some 237 metres west of the site

Three boreholes and well records were also indicated within 250 metres of the subject site.

Based on the above noted records, it is considered that much of the nearby contaminant sources are located down or cross gradient of the subject site. Based on the distances between these properties and their locations down gradient of the site in terms of topography and expected groundwater flow direction, there are no concerns with any of the activities at these sites.

No other significant environmental concerns are listed in the Environmental Risk Information Services Standard Report. As such, Kollaard Associates considers that there are no APECs at the subject site, resulting from offsite PCAs.

4.3 PHYSICAL SETTING SOURCES

4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1965, 1976, 1999, 2005, 2011 and 2017 was carried out as part of this Phase I ESA (Attachment C).

Date	Observations
1965	The site and surrounding area is farmland. Most of the area surrounding the site consists of farmland with the exception of a few scattered dwellings located along the roadway (King Street) immediately east of the subject site.
1976	The air photograph indicates some scattered tree growth has occurred at the site and northwest of the site. Some development has steadily occurred around the site.
1999	The air photograph indicates a block of townhouses has been constructed within a residential development at the site. The air photograph also indicates significant development has occurred to the north, east and west of the site. The property south of the site has remained agricultural land.
2005	The air photograph indicates some stockpiles of soil in the field southeast of the site. No significant changes to the site and other adjacent properties are



	evident.
2011	The air photograph indicates a "dome" recreational facility with parking has been constructed south of the subject site. No significant changes to the site and other adjacent properties are evident.
2017	No significant changes to the site and other adjacent properties are evident.

4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

Topography and Hydrology

The ground surface is mostly flat lying. Drainage is directed to catch basins located throughout the subdivision (Topographic Map, Attachment B).

The Ottawa River exists about 4.2 kilometres northwest of the subject site.

Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine to medium grained sand. The bedrock underlying the site consists of Oxford Formation comprising dolomite and sandstone. Based on a review of available well records (monitoring wells) with the 250 metres Study Area, bedrock is expected to occur at depths of about 11-12 metres below ground surface underlying native sand.

4.3.3 FILL MATERIALS

Based on a review of the aerial photographs and site reconnaissance visit, it is expected that some fill materials were used in constructing the subdivision (i.e. driveways, roadways, etc.) at the site.

4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

A Ministry of Natural Resources mapping for ANSIs indicated there are no ANSIs identified within 250 metres of the site (Date Source: ws.gisdynamic.lrc.gov.on.ca).

There are no surface water features located on or within the vicinity of the subject site. Based on a review of the City of Ottawa website information, there are no areas zoned



Environmental Protection within about 250 metres of the subject site. That zoning applies to Significant Wetlands, natural environment areas and Urban Natural Features.

4.3.5 WELL RECORDS

A search on The Ministry of the Environment, Conservation and Parks website for Water Well Record Mapping was completed as part of this assessment. No drinking water wells were identified within 250 metres of the subject site.

5.0 INTERVIEW

Based on information provided by the executive director of the site, Mr. Tom Belanger, it is understood that the block townhouse is used as a rental house.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

On December 21, 2018, January 10, 2019 and January 13, 2020, walk-through site reconnaissances were conducted at the subject property by Dean Tataryn, B.E.S., EP. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas. The purpose of the site visit on January 13, 2020 was carried out to confirm and verify whether any changes had occurred at the site or in the Phase I Study Area that could impact conditions at the site.

The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network. Site photographs are provided (Attachment F).



6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

6.2.1 SITE DESCRIPTION

The following was observed:

- The property consists of a four unit block of two storey townhouses along with two car ports, two driveways and yard space. The townhouse block is located with a residential setting. All other properties within the development also consist of blocks of townhouses.
- The building consists of a poured concrete foundation. The building is clad with a combination of brick and vinyl siding. Each unit basement contains a utility room. No evidence of furnace oil fuel tanks was observed within any of the utilities rooms within the townhouses.
- The building at the site is serviced by Hydro, natural gas, Bell telephone and municipal sewer and water. Each unit is individually serviced with forced air natural gas powered furnaces. Areas not occupied by the dwelling or driveway are grass surfaced.

In general, surface water on the property is directed to small swales and sheet flow to curbside catchbasins located within Dunbar Court. Site and area photographs are provided (Attachment F).

There is a gas station location located about 75 metres southwest of the subject site.

6.2.2 SITE INFRASTRUCTURE

The following observations of the site were made:

Electricity

Currently, the building is serviced by underground hydro (Hydro Ottawa).

Heating and Cooling

The building at the site is serviced by natural gas.

Water Supply

The block of townhouses is currently serviced by a municipal water supply located within Dunbar Court adjacent to the site.



Wastewater and Sewage Disposal

The block of townhouses is currently serviced by a municipal sanitary sewer located within Dunbar Court.

Sumps, Pits and Floor Drains

No floor drains, sumps or pits were observed within the basement of the townhouses at the site. However, it is possible that a sump pit connected to the storm and/or sanitary sewers exists within the dwelling.

6.2.3 BUILDING DESCRIPTION

The site is currently occupied by a four-unit block of townhouses with associated car ports. Building construction is described as wooden framed, poured concrete foundation with a combination of brick cladding and vinyl siding.

6.2.4 POTENTIALLY CONTAMINATING ACTIVITY

As per Ontario Regulation 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) activities set out in Table 2 of Schedule D. From that list, no PCAs were identified for the subject site.

The historical use of the site has been for residential purposes. There are no current or historical activities at the subject site that qualify as PCAs.

No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2). According to HLUI, no activities were identified at the site.

Based on information provided, there is one current or historical activities that has been identified within 250 metres that could be considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04.



The following table describes PCAs at the site and in vicinity of the site.

Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA 1 299 Greenbank Road - Circle K - Gas Station	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks Full Service Gasoline Service Station Liquid Fuel Tanks, retail, vendor	90m SSW	N

6.2.5 MATERIALS HANDLING AND STORAGE

General Storage and Debris

At the time of the site reconnaissance, solid waste storage was not observed or expected at the site.

Solid Waste

The area is served by City of Ottawa municipal waste collection on a weekly basis.

Hazardous Materials

No storage of hazardous materials was observed or is expected on the subject site.

6.2.6 DESIGNATED AND REGULATED SUBSTANCES

Polychlorinated Biphenyls (PCBs)

The use of PCBs in electrical equipment such as transformers, capacitors, fluorescent light ballasts, etc. was common up to about 1980. The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the aforementioned electrical equipment installed after July 1, 1980. It is not a requirement to remove materials containing PCBs. However, any handling or removal of PCB containing equipment should be carried out in accordance



with Ontario Regulation 362, PCB Waste Management under the Environmental Protection Act of Ontario, R.S.O 1990.

Older fluorescent lighting, if present, could contain PCBs within the light ballasts. Should any removal of lighting and electrical equipment which may contain PCBs be removed from the buildings during future renovations or demolition, it should first be identified through a designated substances and hazardous materials survey (DSS) whether special handling may be required.

Based on the age of the building, the presence use of PCBs is considered unlikely, though no intrusive inspections were performed.

Suspect Asbestos Containing Materials (ACM)

The common use of friable (breakable by hand) ACM in construction decreased in the mid 1970s. Buildings constructed prior to about 1985 may contain some ACM. Friable asbestos (friable is defined as a material that can be crumpled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980's. Examples where ACM can exist include floor, wall or ceiling tiles, heating/cooling pipes, pipe gaskets, roofing materials and insulation/non-combustible materials. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Under Ontario Regulations, it is not a requirement to remove asbestos from a building unless it is damaged or is likely to be disturbed during renovations or demolition work etc. Applicable regulations define "asbestos-containing material" as material that contains 0.5 per cent or more asbestos by dry weight. If asbestos is to be removed, it should be carried out in accordance with the procedures outlined in Ontario Regulation 837, R.R.O. 1990 and Ontario Regulation 278/05.

Based on the age of the building at the site, there are no concerns with ACM at the site, however, no intrusive investigation was carried out.



Ozone- Depleting Substances (ODS)

Certain chemicals, recognized as ozone- depleting substances (ODS), break down in the stratosphere and release chlorine or bromine, which in turn destroy the stratospheric ozone layer. Most of these substances are also greenhouse gases. Ozone- depleting substances are used as foam blowing agents, solvents, fire extinguishers, and refrigerants for air conditioning and refrigeration applications. Under the Canadian Environmental Protection Act, 1999, Environment Canada administers the Ozone- Depleting Substances Regulations, 1998 and its subsequent amendments to reduce the use of these and other ODS. According to Environment Canada's website, the target established by these regulations specifies a one hundred percent reduction in the use of HCFCs by the year 2030. As of January 1, 2010, no new manufacture or import of HCFC (R-22) containing equipment was allowed in Canada.

No central air conditioning or window mounted units were observed at the site.

Lead

Lead is commonly associated with old pipes, pipe solder, and lead paint. In 1976, Canadian Regulations limited the amount of lead in interior paint to 0.5 percent by weight. Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

Due to the age of the building at the site, it is unlikely that significant quantities of lead or lead containing materials are concerns at the site.

Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame and masonry walls in order to insulate difficult to reach cavities until its ban in Canada in December 1980. The majority of UFFI was installed in new and existing construction in Canada between 1975 and 1978 as part of the Canadian Home Insulation Program.



Based on the age of the building at the site, it is unlikely that UFFI is present at the site.

6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS

No above or below ground storage tanks were observed or are expected at the site. Based on the indicated current and past usage of the property, it is considered unlikely that the building ever used furnace oil as a heating source.

Based on a review of the Ecolog ERIS report for the site and site area, no reports of any spills were documented for the site.

6.2.8 ADJACENT PROPERTIES

For the approximate locations of the following properties, see Attachment E, Map Key and Overview.

At the time of the site visit, adjacent properties were observed from publicly accessible areas to determine whether any activities on those properties could pose a concern for the subject site.

The site is located within a residential development. The site is bound on the north by a park and on the west, east and south by other block townhouses within Dunbar Court followed by other residential development.

The residential development is bound by a commercial development (strip plaza) to the west, a division of the City of Ottawa Police Department to the north, a residential apartment building to the east and Gibbard Avenue to the south followed by recreational land.

One PCA was identified on a property located within the Phase I Study Area. A gas station (Circle K) exists about 75 metres southwest of the subject site. There were no reported spills at the service station. Based on the inferred groundwater flow direction to the



northwest and the distance to the subject site, Kollaard Associates considers the risk for subsurface contamination to exist at the subject site related to the existing gas station located southwest of the site to be low and does not represent an APEC.

There are no concerns with respect to the adjacent properties.

The site is located within an area of mixed commercial and residential development on municipal water supply. Some businesses within 250 metres of the site are considered to be waste handlers and waste generators. Any reported spills within 250 metres of the subject site were noted to be localized.

No other PCAs were identified on the adjacent properties.

6.2.9 Enhanced Investigation Property Observations

Part VI of O.Reg. 511/09 defines an Enhanced Investigation Property as (i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry cleaning equipment.

Based on the records review and site reconnaissance the site was not classified as an Enhanced Investigation Property.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The Phase I ESA presented herein is based on information that was obtained from a records review (Section 4.0), interviews (Section 5.0) and site reconnaissance (Section 6.0). The details of the information obtained from each of these sources are provided in the relevant sections of this report. Based on the information obtained, Kollaard Associates has not identified any current and/or historical potential sources of contamination (PCAs) with no resulting areas of potential environmental concern (APEC) at the site, which are described in Section 7.0.



7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

Based on a review of historical aerial photographs, historical maps, and other records review, it is understood that the site was first developed around 1986 after Nepean Housing Corporation became owners. Since that time, the site has remained residential. The assessed property consists of a four unit block of townhouses and is located within a larger property that includes a total of nine buildings. The site is currently occupied by a four-unit block of townhouses with associated car ports, driveways and yard spaces.

A description of current and past uses of the Phase I ESA property to its first developed use is provided below.

Year	Owner	Property Use
1803 -1986	Various individuals	Agricultural followed by Residential
1986 - Current	Nepean Housing Corporation	Residential

7.2 POTENTIALLY CONTAMINATING ACTIVITY

As per Ontario Regulation 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) activities set out in Table 2 of Schedule D. From that list, no PCAs were identified for the subject site.

The historical use of the site has been for residential purposes. There are no current or historical activities at the subject site that qualify as PCAs.

No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).



Based on information provided, there is one current or historical activities that has been identified within 250 metres that could be considered “Potentially Contaminating Activities”, as identified in Table 2 of Schedule D of O. Reg. 153/04.

The following table describes PCAs at the site and in vicinity of the site.

Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA 1 299 Greenbank Road - Circle K - Gas Station	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks Full Service Gasoline Service Station Liquid Fuel Tanks, retail, vendor	90m SSW	N

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

There is one current activity (Circle K - Gas Station) that has been identified within 250 metres of the subject site that could be considered Potentially Contaminating Activities within the Phase One Study Area (see Conceptual Site Model, Figure 2). However, the activity is not considered to have any impact to the subject site based on the historical information and relative distance to the site.

There were no PCAs on the subject property. There are no offsite PCAs which have resulted in APECs on the subject site.

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The Phase I ESA Conceptual Model provided as Figure 2 identifies the PCAs (identified in Sections 7.2 and 7.3, if applicable) at the site and within the Phase I Study Area (250 metres) as well as surface features, such as buildings, roads and property uses for adjacent properties. The Phase I study area and all of the activities and historical property uses are described within maps provided.



The following describes the Phase One ESA Conceptual Site Model (CSM) for the Site based on the information obtained and reviewed as part of this Phase I ESA:

- The subject site for this assessment consists of a property with civic addresses 14, 16, 18 and 20 Dunbar Court, in the City of Ottawa, Ontario. The site is located within a residential development with one main street known as Dunbar Court.
- The legal property consists of nine buildings occupying a total area of about 3.45 acres (1.4 hectares) of which 0.11 acres (0.05 hectares) encompasses the portion of the site that is the Phase I ESA property. The Phase I ESA property consists of one building occupied by a four unit block of townhouses with associated car ports, driveways and yard spaces.
- The residential development is bound by a commercial development (strip plaza) to the west, a division of the City of Ottawa Police Department to the north, a residential apartment building to the east and Gibbard Avenue to the south followed by recreational land.
- Based on a review of aerial photos and the title search for the site, it is understood that the development was constructed sometime around 1986.
- The historical use of the site has been for residential and agricultural purposes.
- According to the Ecolog ERIS report, there are no water wells present on the site. Well Records for area wells date back to 1960-1974.
- The site and surrounding area is currently serviced with municipal water supply.
- There are no watercourses within 250 metres of the subject site.
- No areas of natural and scientific interest (ANSI) are known to be located on the site or in the Phase I ESA Study Area.
- The surrounding properties are comprised mostly of residential development with some commercial development.

In order to determine which potentially contaminating activity within the Phase I study area that may have contributed to an APEC at the subject site, the following were considered.

Site and area topography and surface water drainage: The ground surface across the site and surrounding area is generally flat lying. Surface drainage is directed to catch basins located throughout the subdivision. Based on a review of a topographical map for the site area, it is



expected that the groundwater flow is towards the Ottawa River located some 4.2 kilometres northwest of the site.

Hydrogeology/Surficial and Bedrock Geology: Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by fine to medium grained sand. The bedrock underlying the site consists of Oxford Formation comprising dolomite and sandstone. Based on a review of available well records (monitoring wells) with the 250 metres Study Area, bedrock is expected to occur at depths of about 11-12 metres below ground surface underlying native sand.

Contaminant distribution, transport and underground utilities: The Phase I study area is also controlled by municipal storm and sanitary sewers. The hydraulic conductivity of the soils at the site and within the Phase I study area are pervious consisting of sand. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. In this case, the topographical information indicates that the groundwater flow gradient is to the northwest towards the Ottawa River located approximately 4.2 kilometres northwest of the site.

Uncertainty: The uncertainties associated with the conceptual model include those associated with a limited documentation for the subject site and adjacent sites. There were no material deviations to the Phase I ESA requirements set out in O. Reg. 153/04 that would cause uncertainty or absence of information that would affect the validity of the Phase I Conceptual Site Model or the findings of this Phase I ESA.

8.0 CONCLUSION

8.1 PHASE II ESA REQUIREMENT FOR RSC FILING

The results of this Phase I ESA suggest that a Phase II ESA is not required at this time and there is no RSC filing planned for this property.

It is understood that the proposed development of the site is to be higher density residential development. The historical use of the property has been residential. The results of the site visit completed on January 13, 2020 indicated no changes since the last site visit completed on January



10, 2019. Given that the Phase I property is currently used as a four unit block of townhouses and is to be redeveloped with a higher density residential building, there will be no change in the land use from less sensitive to more sensitive. Therefore, an RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

8.2 SIGNATURES

The results of this Phase I ESA should in no way be construed as a warranty that the subject property is free from any and all contaminants other than those noted in this report, nor that all compliance issues have been addressed.

This report was prepared for the exclusive use of Nepean Housing Corporation and is based on data and information collected during the Phase I ESA of the property conducted by Kollaard Associates Inc. This report may not be relied upon by any other person or entity without the express written consent of Nepean Housing Corporation and Kollaard Associates Inc. In evaluating this site, Kollaard Associates Inc. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented has been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.

The conclusions provided herein represent the best judgement of Kollaard Associates Inc. based on current environmental standards. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered environmental liabilities. If new information is discovered during future work, including excavations, borings or other studies, Kollaard Associates Inc. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.



We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.

Dean Tataryn, B.E.S., EP.



Colleen Vermeersch, P. Eng.



9.0 REFERENCES

Google Maps, Key Plan.

City of Ottawa geoMaps for Zoning, Property Information and Aerial Photographs for the years 1965, 1976, 1999, 2005, 2011 and 2017.

Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd.

Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd.

Topographic Map: NRCan Topographic Maps, Ottawa, Ontario, 31 G/5, Edition 11, published 1998, current as of 1994, scale 1:50,000.

Surficial Geology Map: Geological Survey of Canada, Surficial Geology, Ottawa, Ontario, Map 1506A, published 1982, scale 1:50,000.

Bedrock Geology Map: Geological Survey of Canada, Generalized Bedrock Geology, Ottawa-Hull, Ontario and Quebec, Map 1508A, published 1979, scale 1:125,000.

Ecolog Eris Ltd. Standard Report, dated December 21, 2018, various federal, provincial and private database records for 250 metres study area.



10.0 QUALIFICATIONS OF THE ASSESSORS

Dean Tataryn, B.E.S., EP – Senior Environmental Professional

Mr. Dean Tataryn is a Senior Environmental Professional (EP) with Kollaard Associates Inc. in Kemptville, Ontario. Mr. Dean Tataryn has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than 21 years. Mr. Tataryn has conducted more than 150 Phase I, II and III ESAs for commercial/residential clients over his career. Mr. Tataryn obtained a Bachelor of Environmental Studies (Honours Urban and Regional Planning) and a Certificate in Environmental Assessment from the University of Waterloo in 1995. Mr. Tataryn obtained his Environmental Professional (EP) designation in June of 2010.

EP certification is available exclusively to experienced professionals who have five or more years of relevant environmental work experience. Recipients of the EP designation have demonstrated that their skills and knowledge meet or exceed the National Occupational Standards (NOS) to ensure that they possess the specific environmental competencies required in their fields of practice. The NOS are a comprehensive list of skill statements that describe the competencies required for environmental work in Canada. The NOS provides a rigorous, nationally validated benchmark of the skills, knowledge and experience relevant for practice within the environment sector in the areas of environmental protection, resource management, environmental sustainability, environmental management, environmental auditing and/or greenhouse gas reporting.

Mr. Tataryn joined Kollaard Associates Inc. in 2005 and has worked on numerous environmental, geotechnical and hydrogeological assessment projects over his career. Mr. Tataryn is fully trained in coordinating and conducting environmental site assessments, environmental remediation, reclamation and restoration, contamination and spill inspections, and storage tank assessment and removal.

Kollaard Associates is an engineering consulting firm that provides a complete range of engineering services for developers, builders and homeowners in Eastern Ontario. Kollaard Associates specializes in providing civil, structural, geotechnical, hydrogeological and environmental services to our clients. Kollaard Associates Inc. has been established as a team of engineers and consultants since 2005. Mr. William Kollaard, P.Eng., owner and president, is responsible for the overall company development and management of the firm.

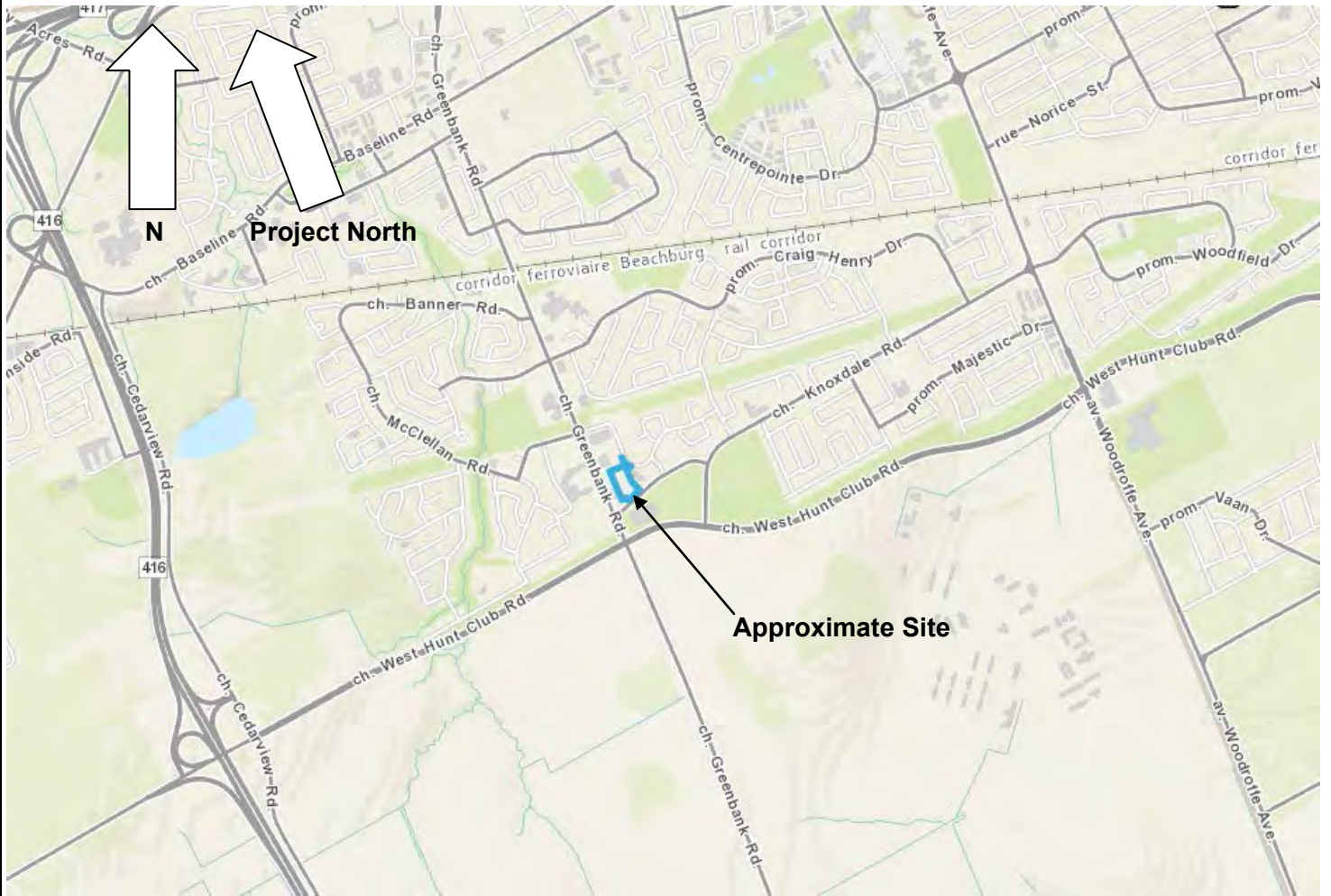
Colleen Vermeersch, P.Eng.

Colleen Vermeersch is an engineer with Kollaard Associates Inc. in Kemptville, Ontario. Colleen has been conducting Phase I ESAs in accordance with the CSA Standard and Environmental Protection Act for more than four years. Colleen has conducted more than thirty Phase I ESAs for commercial/residential clients over her career and several Phase II ESAs, some of which have involved clean up supervision. Colleen Vermeersch obtained a Bachelor of Engineering (Environmental) from Carleton University in 2007 and achieved professional status in 2012.

Colleen joined Kollaard Associates Inc. in 2007 and has worked on numerous environmental and hydrogeological projects since that time. Colleen is fully trained in carrying out and analyzing pumping tests, and field and lab based testing to determine soil and aquifer properties, such as hydraulic conductivity, transmissivity and groundwater flow directions/gradients, as these apply to contaminant transport and migration, coordinating and conducting environmental site assessments, environmental remediation, and storage tank assessment and removal.

KEY PLAN

FIGURE 1



NOT TO SCALE



ATTACHMENT A

TITLE SEARCH DOCUMENTATION

Att: Dean Talanga

ENVIRONMENTAL SEARCH

Re: Bankruptcy Court # 180984

①

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	Mar 28 1809	Crown	Lewis Stewart (Pat 31)
RO 418	Deed	July 22 1831	Lewis Stewart	Josiah Stutes
RO 2123	Deed	Mar 10 1843	Josiah Stutes	Christopher Switzer
NP 12083	Will	Mar 24 1887	Christopher Switzer	Robert Switzer
NP 50115	Deed	Apr 21 1943	Estate of Switzer (Re: of Robert Switzer)	Ann A. Switzer
NP 59976	Deed	July 13 1949	Ann A. Switzer	Thomas Brook Katharine Brook
CR 338361	Deed	Oct 3 1955	Thomas Brook Katharine Brook	Josiah, Abraham D & Harry Adelman (Harry)
CR 375176	Deed	July 24 1958	Josiah Adelman Abraham D. Adelman Harry Adelman	Orlathus Dentice (Orlathus) III.

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 490164	Deed	Feb 26 1965	Production Realty (Ontario) Limited	Orestale Investments Limited
CR 575960	Deed	June 3 1970	Orestale Investments Limited	Ernest Tarnois By Trust
CR 591966	Deed	June 3 1971	Ernest Tarnois By Trust	Ernest Tarnois
CR 639452	Quit Claim Deed	April 17 1973	Ernest Tarnois	Sheehan Investments Limited
CR 646746	Deed	Jan 18 1974	Sheehan Investments Limited	Sheehan Investments Limited
CR 666373	Eggs written Plan	Feb 17 1975	Sheehan Investments Limited	The Corporation of the Township of Sheehan (part)
NS 202544	Home- closure Plan	Aug 2 1983	Sheehan Trust of Ontario	Proprietor Trust Co. (Part)
NS 218954	Deed	Nov 17 1983	Proprietor Trust Co.	The City of Sheehan (Part as in NS 202544)

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
N 358 415	Deed	Oct 2 1986	The City of Peppan	Peppan Housing Corporation (Current owner - all)
* Photo - morning southward				
Between Lots 30 & 31, Township 2, Range 112				
the Township of Peppan in the original Township survey. It				
became part of Round Lake Road & was controlled by the Regional				
Municipality of Ottawa Carleton in the early 1970's. The next				
entry appears below				
N 353245	Deed	Sept 2 1986	The Regional Municipality of Ottawa - Carleton	The City of Peppan (N 112)
N 418612	Deed	Dec 1 1987	The Regional Municipality of Ottawa - Carleton	The City of Peppan (S 112)
N 433407	Deed	Apr 12 1988	The City of Peppan	Peppan Housing Corporation (Current owner - all)

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
	Patent	Dec 9 1809	Truman	Bruce Presilla (Pat 30)
R064	Deed	Apr 25 1822	Bruce Presilla	Alexander, Phelps James Cutlerston
R018293	Deed	Oct 15 1861	Alexander Phelps	James Cutlerston
R018294	Deed (Quit Claim)	Oct 15 1861	James Cutlerston	James Rogg
NP 2598	Deed	Apr 13 1874	James Rogg	James Toolie
NP 12098	Deed	Mar 29 1887	James Toolie	Robert Knox
NP 52475	Deed	Jul 2 1945	James F. Knox (Heir of Robert Knox)	Ernest Knox Walter Knox
CR 399739	Survey water Plan	Dec 13 1959	Ernest Knox Walter Knox	National Capital Communion

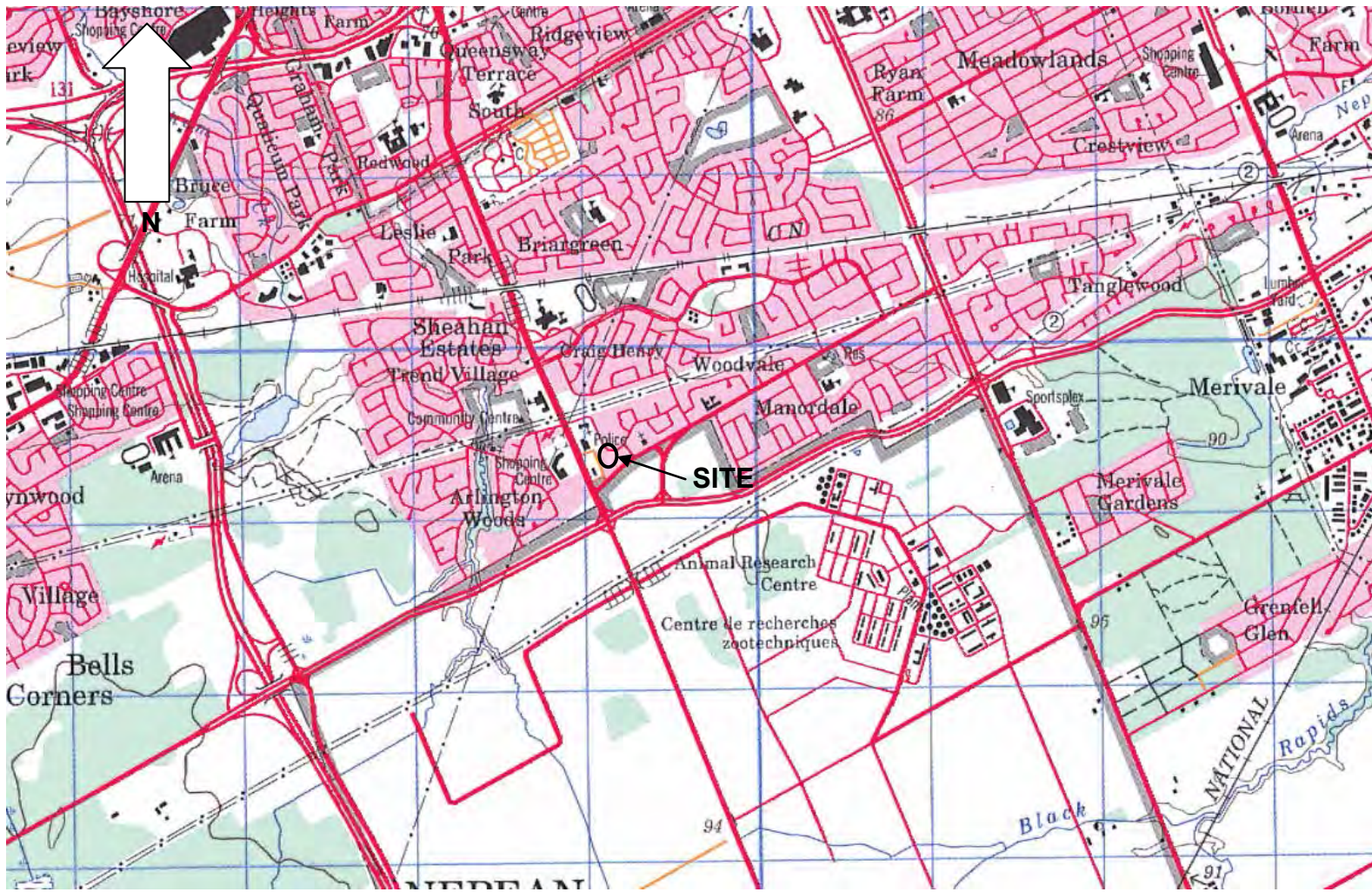
ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR456793	Road	Nov 14 1963	National Capital Commission	The Crown
N417884	Road	Nov 22 1987	Key Property, the Queen in right of Canada	The Regional Municipality of Ottawa - Carleton
N418612	Road	Dec 1 1987	The Regional Municipality of Ottawa - Carleton	The City of Ottawa Ottawa
N433407	Road	Apr 12 1988	The City of Ottawa Ottawa	Ottawa Housing Corporation (Largest owner)
* Legal Description is: Part of Lot 31, Concession 2, Rideau Street, being Parts 1, 2 & 6 on Plan S R-10015, Part of Lot 30, Concession 2, Rideau Street, being Part 2 on Plan SR-10925 & Part of the Road Allowance between Lots 30 & 31, Concession 2, Rideau Street, being Parts 3 & 4 on Plan SR-10015, subject to Easements in favour of Utilities & the Municipality as set out in Proclamations N 358415, N 351565, N 351566, N 353246, N 510631, N 517716, N 517717, N 518343 & N 353247 Background: Township of Ottawa, City of Ottawa. PIN 04651-0011				
			Dec 18/18.	



ATTACHMENT B

TOPOGRAPHIC MAP



NOT TO SCALE



ATTACHMENT C
HISTORICAL AIR PHOTOGRAPHS

AIR PHOTOGRAPH



1965

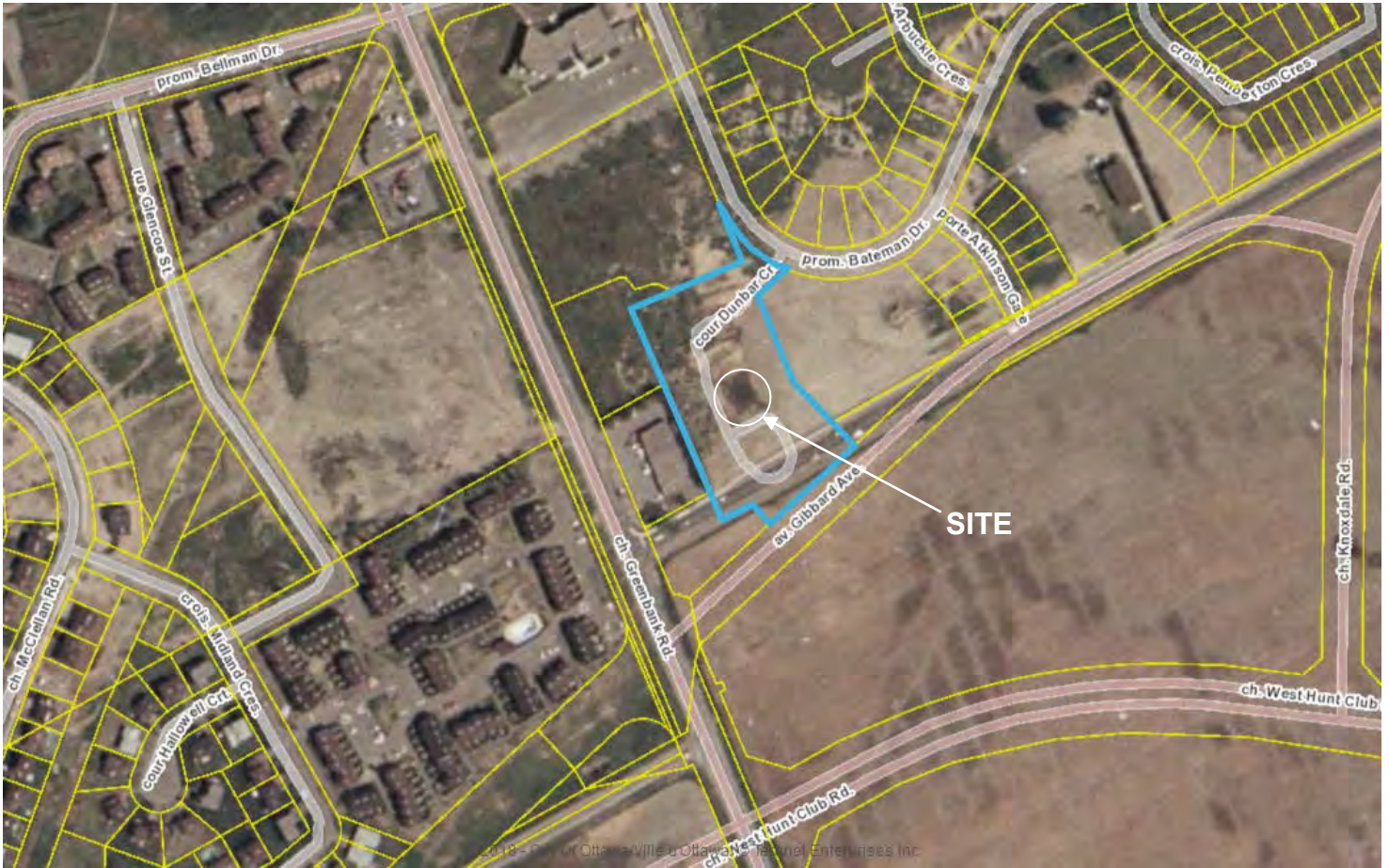


Kollaard Associates
Engineers

Project No. 200030

Date February 2020

AIR PHOTOGRAPH



1976

AIR PHOTOGRAPH



1999



Kollaard Associates
Engineers

Project No. 200030

Date February 2020

AIR PHOTOGRAPH



2005

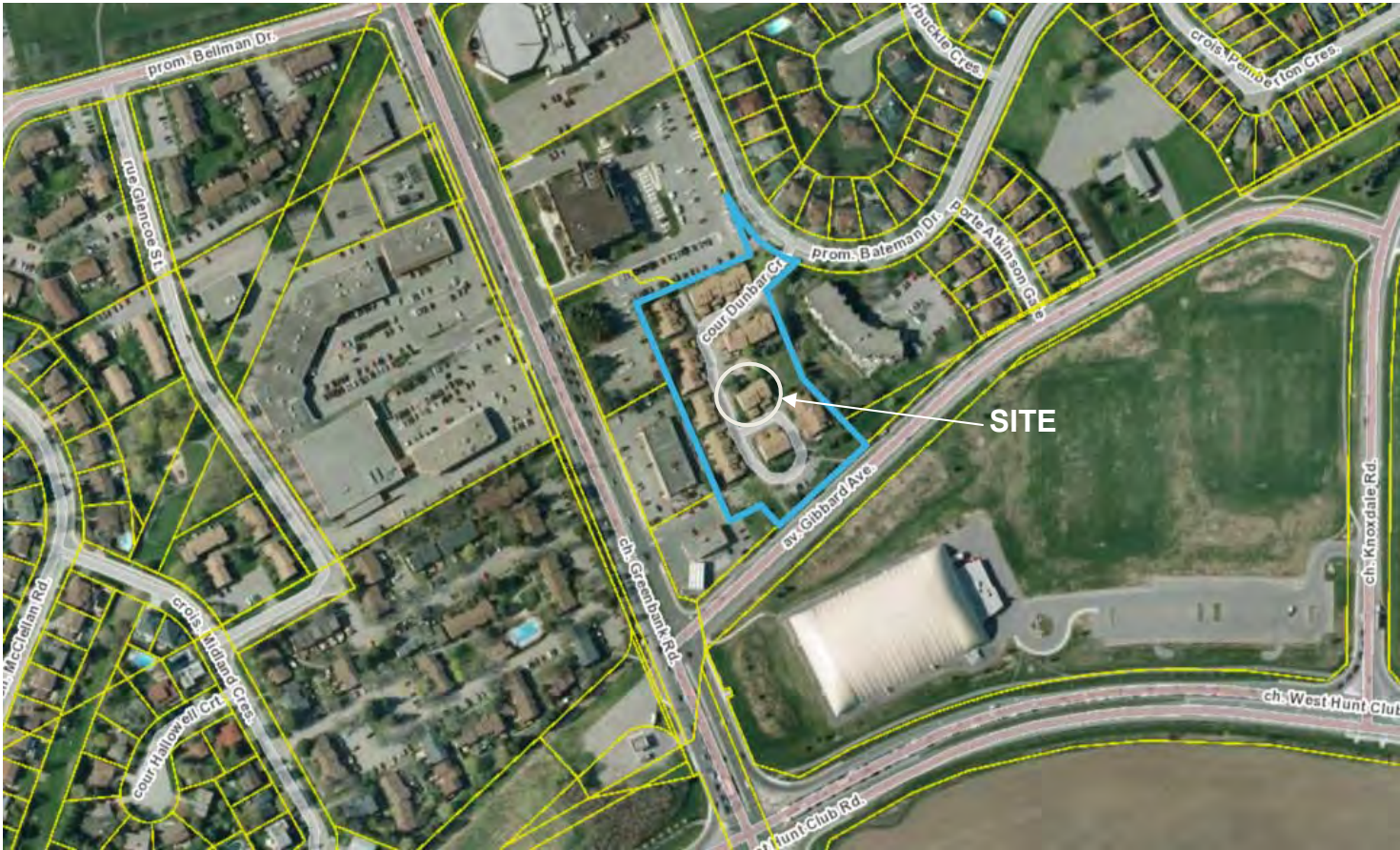


Kollaard Associates
Engineers

Project No. 200030

Date February 2020

AIR PHOTOGRAPH



2011



Kollaard Associates
Engineers

Project No. 200030
Date February 2020



ATTACHMENT D

CITY OF OTTAWA CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

January 8, 2020

200030

City of Ottawa
Planning and Development
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: To whom it may concern

Re: ENVIRONMENTAL SEARCH REQUEST
14, 16, 18 and 20 DUNBAR COURT, NEPEAN
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam:

Kollaard Associates Inc. was retained by Nepean Housing Corporation to carry out a Phase I ESA for the above noted site. Kollaard Associates Inc. hereby requests that the City of Ottawa conduct a search of all environmental databases, including the Historical Land Use Inventory ("HLUI"). Kollaard Associates Inc. is interested in any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.

Please find attached the consent letter, HLUI disclaimer form, and the Request for Information form. We thank you for your cooperation in this matter and look forward to your reply.

If you should require further information, please do not hesitate to contact the requestor at dean@kollaard.ca or by telephone at (613) 860-0923, Ext 225.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



Kollaard Associates

Engineers

210 Prescott Street
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

January 8, 2020

200001

Nepean Housing Corporation
15 Kilbarron Road
Nepean, Ontario K2J 5B2

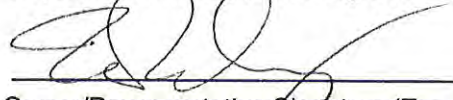
Re: Consent to Disclose Information
14, 16, 18 and 20 Dunbar Court, Nepean
City of Ottawa, Ontario

Dear Sir,

We have been retained to perform a Phase I Environmental Site Assessment (ESA) for the above noted property located within the City of Ottawa, Ontario.

We are requesting consent from you, the owner/representative of 1 Dunbar Court for the City of Ottawa to disclose information for the purpose of the Phase I Environmental Site Assessment. This will authorize the City of Ottawa to release any relevant information about the property to the requester.

To provide consent, please sign and date the following.



Owner/Representative Signature (Tom Belanger - Executive Director)

09/01/2020
Date

Tom Belanger

Owner/Representative Name (Please Print)

Thank you for your assistance regarding this matter.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.

Office Use Only

Application Number: _____ Ward Number: _____ Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____ Fee Received: \$ _____



Historic Land Use Inventory

Application Form

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of *The Planning Act*, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the *Planning Act*, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075

Background Information

*Site Address or Location:

*Mandatory Field

Applicant/Agent Information:

Name:
Mailing Address:
Telephone: Email Address:

Registered Property Owner Information:

Same as above

Name:
Mailing Address:
Telephone: Email Address:

Site Details

Legal Description and PIN:

CON 2 RF PT LOT 31 RP;5R-10015 PARTS 1 TO 6 RP;5R-10925 PART 2
PIN:046510011

What is the land currently used for?

Residential

Lot frontage: m Lot depth: m Lot area: _____ m²

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

Please don't hesitate to visit [the Historic Land Use Inventory website](#) for more information. Fees must be paid in full at the time of application submission.

Planning Fee

\$125.00

Submittal Requirements

The following are required to be submitted with this application:

- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information' letter, signed by the property owner.** This will authorize the City of Ottawa to release any relevant information about the property or its owner(s) to the requester. Consent for disclosure is required in the event that personal information or proprietary company information is found concerning the property and its owner. All consents must clearly indicate the name of the property owner as well as the name of the requester, and must be signed and dated.
- 2. Disclaimer:** Requesters must read and understand the conditions included in the attached disclaimer and submit a signed disclaimer to the City of Ottawa's Planning, Infrastructure and Economic Development Department. This disclaimer is related to the Historic Land Use Inventory and must be received by the City of Ottawa, signed and dated by the requestor, before the process can begin.
- 3. A site plan or key plan of the property, its location and particular features.**
- 4. Any significant dates or time frames that you would like researched.**

Disclaimer
For use with HLUI Database

CITY OF OTTAWA ("the City") is the owner of the Historical Land Use Inventory ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Kollaard Associates Inc. ("the Requester") does so only under the following conditions and understanding:

1. The HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error in such records and sources of information. The City is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided on an "as is" basis with no representation or warranty by the City with respect to the information's accuracy or exhaustiveness in responding to the request.
2. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information provided by the City to the Requester is provided on the assumption that it will not be relied upon by any person whatsoever. The City denies all liability to any such persons attempting to rely on any information provided from the HLUI database.
3. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
4. Copyright is reserved to the City.
5. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
6. Any use of this service by the Requestor indicates an acknowledgement, acceptance and limits of this disclaimer.
7. All information collected under this request and all records provided in response to this request are subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended.

Signed: Dean Tataryn

Dated (dd/mm/yyyy): 08/01/2020

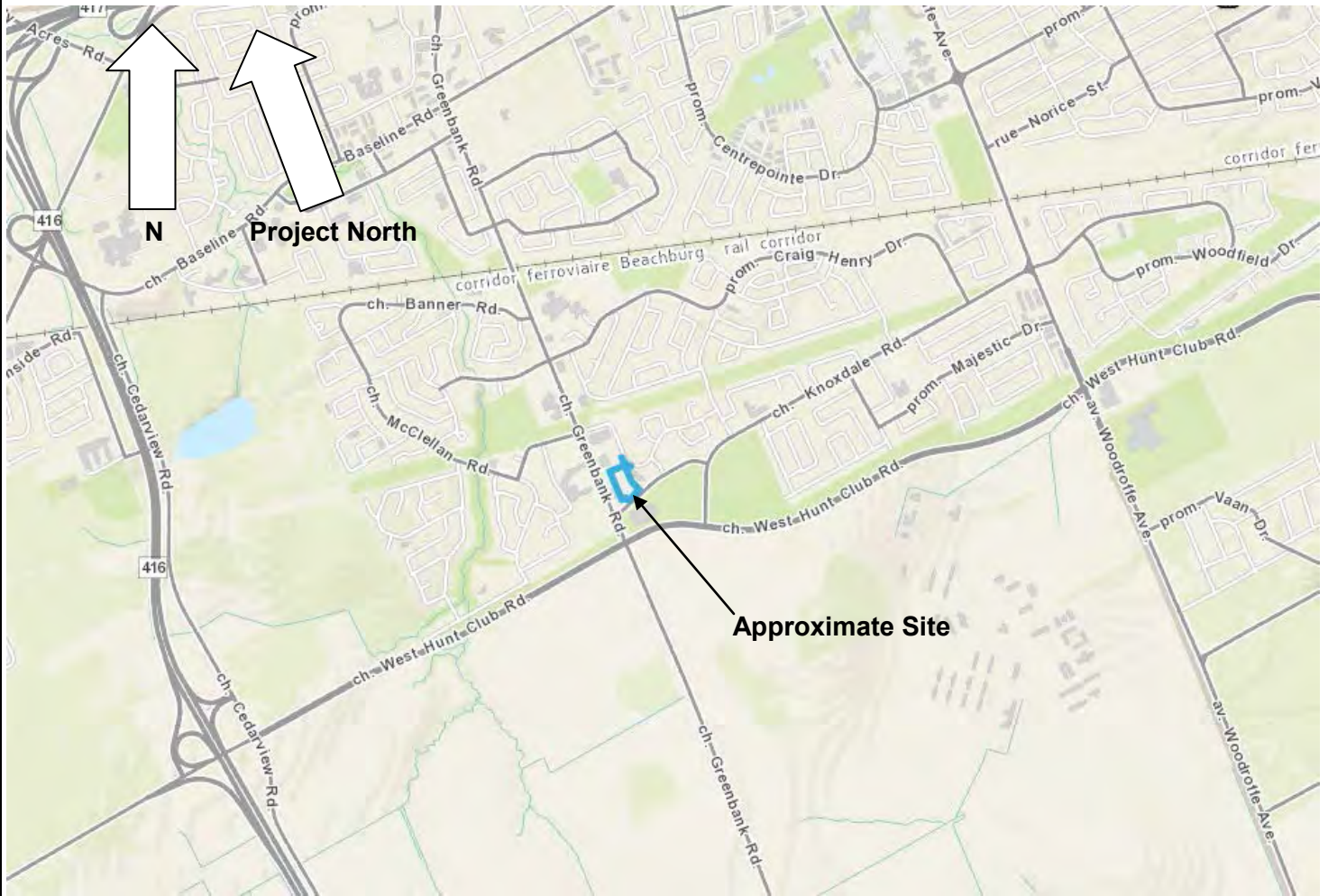
Per: Dean Tataryn
(Please print name)

Title: Environmental Professional

Company: Kollaard Associates Inc.

KEY PLAN

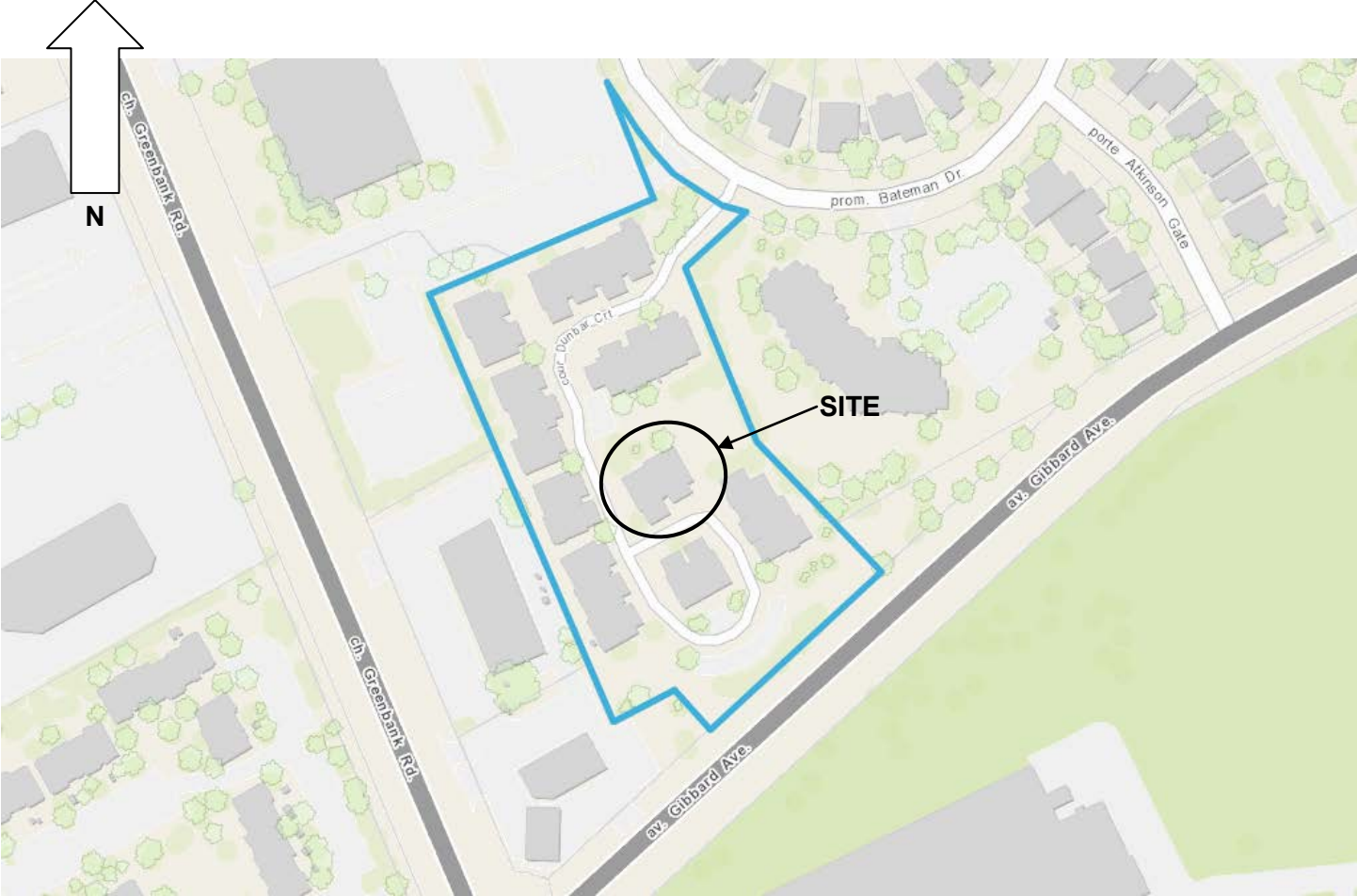
FIGURE 1



NOT TO SCALE

SITE PLAN

FIGURE 2



NOT TO SCALE



File Number: D06-03-20-0005

February 11, 2020

Dean Tataryn
Kollaard Associates Inc.
210 Prescott Street
Ottawa, ON
K0G 1J0

Sent via email dean@kollaard.ca

Dear Mr. Tataryn,

**Re: Information Request
14, 16, and 18 Dunbar Court, Ottawa, Ontario (“Subject Properties”)**

Internal Department Circulation

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Properties:

- No information was returned on the Subject Properties from Departmental circulation.

Search of Historical Land Use Inventory

This acknowledges receipt of the signed Disclaimer regarding your request for information from the City’s Historical Land Use Inventory (HLUI 2005) database for the Subject Properties.

A search of the HLUI database revealed the following information:

- There are no activities associated with the Subject Properties.

The HLUI database was also searched for activity associated with properties located within 250m of the Subject Properties. The search revealed the following:

- There are 25 activities associated with properties located within 250m of the Subject Properties.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning, Infrastructure and Economic
Development Department

110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 580-2424 ext. 21690
Fax: (613) 560-6006
www.ottawa.ca

Ville d’Ottawa
Services de la planification, de l’infrastructure et
du développement économique

110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 580-2424 ext. 21690
Télééc: (613) 560-6006
www.ottawa.ca

Please note that certain activities have been identified to have a PIN Certainty of “2”. This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the properties. All database entries with a PIN Certainty of “2” require independent verification as to their precise location.

A **site map** and **table** have been included to show the location of the Subject Properties as well as the location of all the activities noted above, including the HLUI database’s location of the Activity Numbers with a PIN Certainty of “2”.

Additional information may be obtained by contacting:

Ontario’s Environmental Registry

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using keys words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Properties. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact Samantha Dela Pena at 613-580-2424 ext. 21690 or HLUI@ottawa.ca

Sincerely,



Samantha Dela Pena

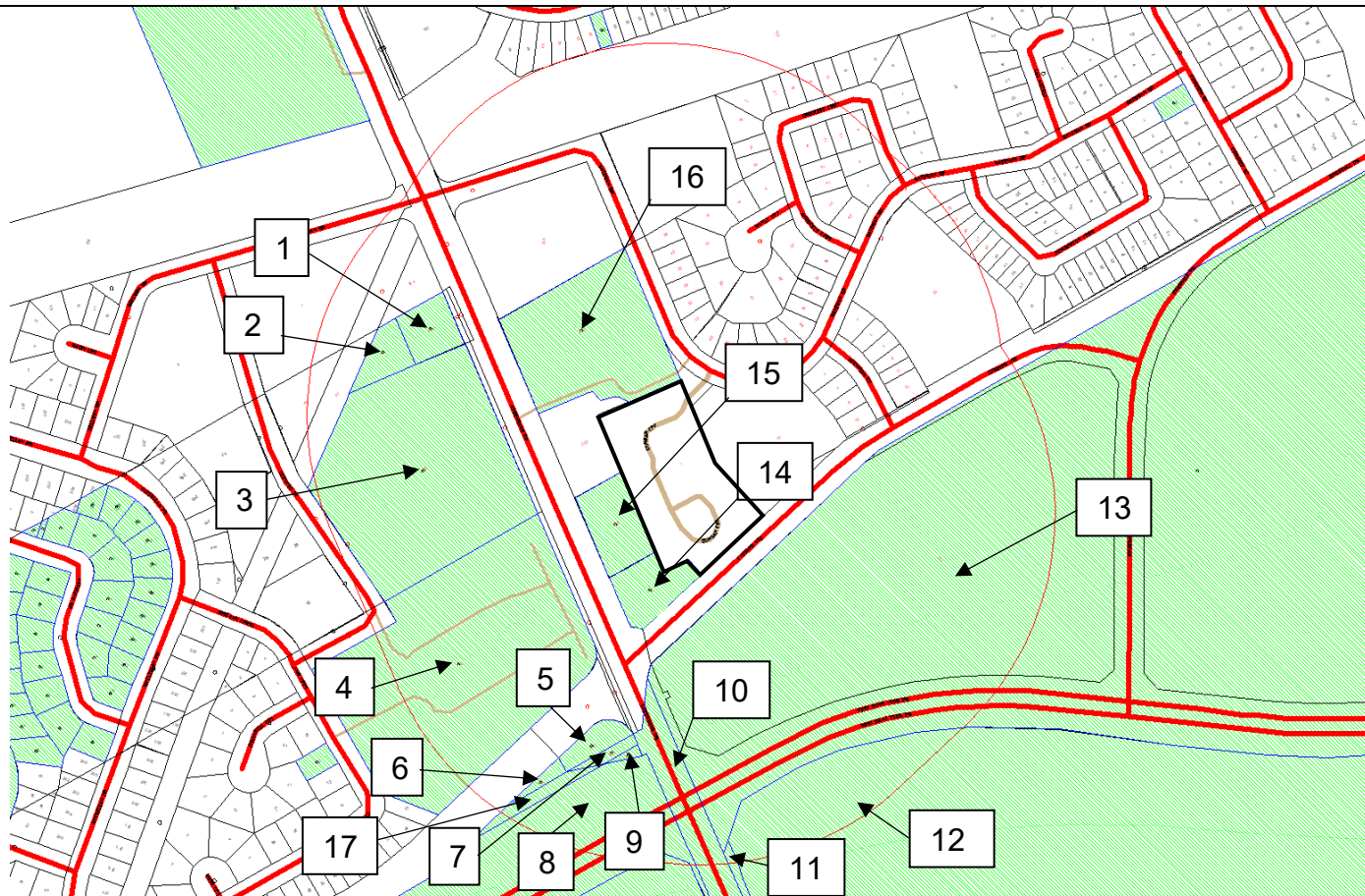
Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB/ SDP

Enclosures.

cc: File no. D06-03-20-0005



Scale 1: n/a

14-20 Dunbar Crt
 Ottawa, ON
 File # D06-03-20-0005
 Samantha Dela Pena



Overview

ID# = Area Number

= Subject Site

Area	Associated HLUI Activities	HLUI Activities with a PIN Certainty of "2" *
Subject Area	There are no HLUI activities associated on the subject site.	
1	13964	
2	13964	
3	10810, 13742, 3611, 5683, 6628, 7259, 8756, 9664	
4	9652	
5	7906	
6	7906	
7	446	
8	446	
9	446	
10	446	
11	446	
12	446	
13	446	
14	3067	
15	6835	
16	3195, 9686	
17	446	

*This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

Historical Land Use Inventory

Area #1 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679F2P

AREA (Square Metres): 2138.064

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 13:59:40

Study Year
1998

PIN
046470165

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 13964 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 6405, 5761, 5866, 5894, 6022, 6024, 6049, 6059, 6372, 6373, 6379

Related PINS: 145430346

Name: UNNAMED TRANSFORMER STATION

Address: , CUMBERLAND

Facility Type: Electric Power Systems Industry

Comments 1: UTM = 466200E, 5030450N (1975) 4.2 km east of Notre Dame des Champs

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1922-DMD-TM-Ottawa, Sheet #14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed., 1951-DND-ASE-NTS-31G/4E-4th ed., 1966-EMR-SMB-NTS-31G/4-5th ed., 1975-EMR-SMB-NTS-31G/4-6th ed., 1979-EMR-SMB-NTS-31G/4-7th ed.

HL References 2: 1949-51-DND-ASE-NTS-31G/6W-2nd ed., 1965-EMR-SMB-NTS-31G/6W-3rd ed., 1975-EMR-SMB-NTS-31G/6-5th ed., 1983-EMR-SMB-NTS-31G/6-6th ed.

HL References 3:

NAICS	SIC
221112	491
221119	491
221111	491
221122	491
221113	491
221121	491

Company Name	Year of Operation
Unnamed Transformer Station	c. 1975-1979
Unnamed Transformer Station	c. 1967-1985
Unnamed Transformer Station	c. 1966-1979
Unnamed Transformer Station	c. 1976-1989
Unnamed Transformer Station	c. 1965-1983
Unnamed Transformer Station	c. 1975-1979
Unnamed Transformer Station	c. 1979
Unnamed Transformer Station	c. 1967

Historical Land Use Inventory

Area #2 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679FTU

AREA (Square Metres): 1702.034

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:31

Study Year
1998

PIN
046470161

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 13964 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :** 6405, 5761, 5866, 5894, 6022, 6024, 6049, 6059, 6372, 6373, 6379

Related PINS: 145430346

Name: UNNAMED TRANSFORMER STATION

Address: , CUMBERLAND

Facility Type: Electric Power Systems Industry

Comments 1: UTM = 466200E, 5030450N (1975) 4.2 km east of Notre Dame des Champs

Comments 2:

Generator Number:

Storage Tanks:

HL References 1: 1922-DMD-TM-Ottawa, Sheet #14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed., 1951-DND-ASE-NTS-31G/4E-4th ed., 1966-EMR-SMB-NTS-31G/4-5th ed., 1975-EMR-SMB-NTS-31G/4-6th ed., 1979-EMR-SMB-NTS-31G/4-7th ed.

HL References 2: 1949-51-DND-ASE-NTS-31G/6W-2nd ed., 1965-EMR-SMB-NTS-31G/6W-3rd ed., 1975-EMR-SMB-NTS-31G/6-5th ed., 1983-EMR-SMB-NTS-31G/6-6th ed.

HL References 3:

NAICS	SIC
221112	491
221119	491
221111	491
221122	491
221113	491
221121	491

Company Name	Year of Operation
Unnamed Transformer Station	c. 1975-1979
Unnamed Transformer Station	c. 1967-1985
Unnamed Transformer Station	c. 1966-1979
Unnamed Transformer Station	c. 1976-1989
Unnamed Transformer Station	c. 1965-1983
Unnamed Transformer Station	c. 1975-1979
Unnamed Transformer Station	c. 1979
Unnamed Transformer Station	c. 1967

Historical Land Use Inventory

Area #3 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 10810 Multiple PINS: N
 PIN Certainty: 1 Previous Activity ID(s) : 4724
 Related PINS: 046470157
 Name: PRO-SKETCH CLEANERS
 Address: 250 GREENBANK ROAD, NEPEAN
 Facility Type: Laundries and Cleaners
 Comments 1:
 Comments 2:
 Generator Number: ON2388800
 Storage Tanks:
 HL References 1: PID1994; SC98
 HL References 2:
 HL References 3: 2000 PID

NAICS	SIC
561740	972
812320	0
812330	972
812320	972
812310	972

Company Name	Year of Operation
PRO-SKETCH CLEANERS	c. 2003
Sketchley Cleaners	c. 1994
PRO-SKETCH CLEANERS	c. 2001
Pro Sketch Cleaners	c. 1998
PRO-SKETCH CLEANERS	c. 2000



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 13742 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046470157

Name: VALDEMAR JEWELLERS INC.

Address: 250 GREENBANK ROAD,

Facility Type: Jewellery Stores and Watch and Jewellery Repair Shops

Comments 1: #3

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
448310	0

Company Name

Year of Operation

VALDEMAR JEWELLERS INC.

c. 2005

VALDEMAR JEWELLERS INC.

c. 2001



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3611 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 046470157

Name: CLARION OTTAWA-NEPEAN

Address: 250 GREENBANK ROAD, NEPEAN

Facility Type: Combined Publishing and Printing Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
511110	0

Company Name

CLARION OTTAWA-NEPEAN

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 5683 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046470157

Name: GAMMA DYNACARE

Address: 250 GREENBANK ROAD,

Facility Type: Medical and Other Health Laboratories

Comments 1: UNIT B

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
621510	0

Company Name

GAMMA DYNACARE

Year of Operation

c. 2005



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 6628 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046470157

Name: GREENBANK MENS WEAR &
Address: 250 GREENBANK ROAD, NEPEAN
Facility Type: Men's and Boys' Clothing Industries

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS SIC
315222 0

Company Name

GREENBANK MENS WEAR &

Year of Operation

c. 2001



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 7259 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046470157

Name: ILLUMINATION LMS LIMITED

Address: 250 GREENBANK ROAD,

Facility Type: Electrical and Electronic Machinery, Equipment and Supplies, Wholesale

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
811210	0
416110	0

Company Name	Year of Operation
STEREO DOCTOR THE	c. 2001
ILLUMINATION LMS LIMITED	c. 2005



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 8756 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046470157

Name: MOTOPHOTO

Address: 250 GREENBANK ROAD,

Facility Type: Camera and Photographic Supply Stores

Comments 1: #8B

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
812921	0
812922	0

Company Name	Year of Operation
MOTOPHOTO	c. 2005
MOTOPHOTO	c. 2001



CITY OF OTTAWA

HLUI ID: __679GCD

AREA (Square Metres): 25927.923

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:00:54

Study Year
1998

PIN
046470157

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9664 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 046470157

Name: NEPEAN ANIMAL HOSPITAL

Address: 250 GREENBANK ROAD, NEPEAN

Facility Type: Services Incidental to Livestock and Animal Specialties

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS	SIC
541940	0

Company Name

NEPEAN ANIMAL HOSPITAL

Year of Operation

c. 2001

Historical Land Use Inventory

Area #4 Activity Numbers



CITY OF OTTAWA

HLUI ID: __6799WE

AREA (Square Metres): 34647.668

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:02:18

Study Year
2005

PIN
150370000

Multi-NAIC
N

Multiple Activities
N

Activity ID: 9652 Multiple PINS: N

PIN Certainty: 1 Previous Activity ID(s) :

Related PINS: 150370000

Name: NEFF KITCHENS DESIGN STUDIO

Address: 21 MIDLAND CRESCENT,

Facility Type: Household Furniture Stores

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
442110	0

Company Name

NEFF KITCHENS DESIGN STUDIO

Year of Operation

c. 2005

Historical Land Use Inventory

Area #5 Activity Numbers



CITY OF OTTAWA
HLUI ID: __679FLX
AREA (Square Metres): 1269.503

Report: RPTC_OT_DEV0122
Run On: 04 Feb 2020 at: 14:02:43

Study Year
1998

PIN
046310392

Multi-NAIC
N

Multiple Activities
N

Activity ID: 7906 **Multiple PINS:** Y
PIN Certainty: 1 **Previous Activity ID(s) :** 6996
Related PINS: 046310391
Name: KNOXDALE GAS
Address: 300 KNOXDALE ROAD, NEPEAN
Facility Type: Gas Distribution Systems Industry
Comments 1:
Comments 2:
Generator Number:
Storage Tanks:
HL References 1: SC98
HL References 2:
HL References 3:

NAICS **SIC**
221210 492

Company Name **Year of Operation**
Knoxdale Gas c. 1998

Historical Land Use Inventory

Area #6 Activity Numbers



CITY OF OTTAWA
HLUI ID: __679D65
AREA (Square Metres): 436.563

Report: RPTC_OT_DEV0122
Run On: 04 Feb 2020 at: 14:03:21

Study Year
1998

PIN
046310391

Multi-NAIC
N

Multiple Activities
N

Activity ID: 7906 **Multiple PINS:** Y
PIN Certainty: 1 **Previous Activity ID(s) :** 6996
Related PINS: 046310391

Name: KNOXDALE GAS
Address: 300 KNOXDALE ROAD, NEPEAN
Facility Type: Gas Distribution Systems Industry
Comments 1:
Comments 2:

Generator Number:

Storage Tanks:

HL References 1: SC98

HL References 2:

HL References 3:

NAICS **SIC**
221210 492

Company Name

Knoxdale Gas

Year of Operation

c. 1998

Historical Land Use Inventory

Area #7 Activity Numbers

Historical Land Use Inventory

Area #8 Activity Numbers

Historical Land Use Inventory

Area #9 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679CQC

AREA (Square Metres): 164.139

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:13:03

Study Year
1998

PIN
046310402

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 446 Multiple PINS: Y
PIN Certainty: 1 Previous Activity ID(s) : 5810
Related PINS: 046300002

Name: AGRICULTURE CANADA
Address: 801 FALLOWFIELD ROAD, NEPEAN

Facility Type: Other Services Incidental to Agriculture

Comments 1: UTM = 439900E, 5017000N (1985). Area is 4.55km x 4.2km. There is an animal research centre, an animal disease research institute, and a feed mill located on this site.

Comments 2:

Generator Number:

Storage Tanks: There are 6 vertical tanks located in the animal research centre, contents unknown, but not water (1985). Two (2) USTs, contents unknown. One (1) UST, oil, 400 gal.

HL References 1: 1922-DMD-TM-Ottawa-Sheet#14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed. BEP-I

HL References 2:

HL References 3:

NAICS	SIC
911910	815
541710	23

Company Name	Year of Operation
Agriculture Canada	c. 1967-1985

Historical Land Use Inventory

Area #10 Activity Numbers



CITY OF OTTAWA

HLUI ID: __670HMI

AREA (Square Metres): 109989.537

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:13:29

Study Year
1998

PIN
046300006

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 446 **Multiple PINS:** Y
PIN Certainty: 1 **Previous Activity ID(s) :** 5810
Related PINS: 046300002

Name: AGRICULTURE CANADA
Address: 801 FALLOWFIELD ROAD, NEPEAN

Facility Type: Other Services Incidental to Agriculture

Comments 1: UTM = 439900E, 5017000N (1985). Area is 4.55km x 4.2km. There is an animal research centre, an animal disease research institute, and a feed mill located on this site.

Comments 2:

Generator Number:

Storage Tanks: There are 6 vertical tanks located in the animal research centre, contents unknown, but not water (1985). Two (2) USTs, contents unknown. One (1) UST, oil, 400 gal.

HL References 1: 1922-DMD-TM-Ottawa-Sheet#14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed. BEP-I

HL References 2:

HL References 3:

NAICS	SIC
911910	815
541710	23

Company Name

Agriculture Canada

Year of Operation

c. 1967-1985

Historical Land Use Inventory

Area #11 Activity Numbers

Historical Land Use Inventory

Area #12 Activity Numbers

Historical Land Use Inventory

Area #13 Activity Numbers



CITY OF OTTAWA
 HLUI ID: __670HSA

Report: RPTC_OT_DEV0122
 Run On: 04 Feb 2020 at: 14:15:55

AREA (Square Metres): 393365.134

Study Year
 1998

PIN
 046300173

Multi-NAIC
 Y

Multiple Activities
 N

Activity ID: 446 Multiple PINS: Y
 PIN Certainty: 1 Previous Activity ID(s) : 5810
 Related PINS: 046300002

Name: AGRICULTURE CANADA
 Address: 801 FALLOWFIELD ROAD, NEPEAN

Facility Type: Other Services Incidental to Agriculture

Comments 1: UTM = 439900E, 5017000N (1985). Area is 4.55km x 4.2km. There is an animal research centre, an animal disease research institute, and a feed mill located on this site.

Comments 2:

Generator Number:

Storage Tanks: There are 6 vertical tanks located in the animal research centre, contents unknown, but not water (1985). Two (2) USTs, contents unknown. One (1) UST, oil, 400 gal.

HL References 1: 1922-DMD-TM-Ottawa-Sheet#14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed. BEP-I

HL References 2:

HL References 3:

NAICS	SIC
911910	815
541710	23

Company Name
 Agriculture Canada

Year of Operation
 c. 1967-1985

Historical Land Use Inventory

Area #14 Activity Numbers

Historical Land Use Inventory

Area #15 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679BLO

AREA (Square Metres): 3467.073

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:17:30

Study Year
2005

PIN
046510010

Multi-NAIC
N

Multiple Activities
N

Activity ID: 6835 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 046510010

Name: HILLARY'S CLEANERS
Address: 283 GREENBANK ROAD, NEPEAN
Facility Type: Laundries and Cleaners

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2001 Employment Survey

NAICS **SIC**
812320 0

Company Name

HILLARY'S CLEANERS

Year of Operation

c. 2001

Historical Land Use Inventory

Area #16 Activity Numbers



CITY OF OTTAWA

HLUI ID: __67993I

AREA (Square Metres): 13102.141

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:17:51

Study Year
2005

PIN
046510242

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 3195 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 046510242

Name: OTTAWA CITY

Address: 245 GREENBANK ROAD, NEPEAN

Facility Type: Protective Services

Comments 1: OTTAWA-CARLETON REGIONAL POLICE SERVICES

Comments 2:

Generator Number: ON0303133

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2000 PID

NAICS	SIC
911230	0
913130	0

Company Name	Year of Operation
OTTAWA CITY	c. 2000
OTTAWA CITY	c. 2005
CITY OF OTTAWA - OTTAWA POLICE	c. 2001
CITY OF OTTAWA - OTTAWA POLICE	c. 2005
CITY OF OTTAWA - OTTAWA POLICE	c. 2003



CITY OF OTTAWA

HLUI ID: __67993I

AREA (Square Metres): 13102.141

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:17:51

Study Year
2005

PIN
046510242

Multi-NAIC
Y

Multiple Activities
Y

Activity ID: 9686 **Multiple PINS:** N

PIN Certainty: 1 **Previous Activity ID(s) :**

Related PINS: 046510242

Name: NEPEAN POLICE DEPT

Address: 245 GREENBANK ROAD,

Facility Type: Protective Services

Comments 1:

Comments 2:

Generator Number:

Storage Tanks:

HL References 1:

HL References 2:

HL References 3: 2005 Select Phone

NAICS	SIC
913130	0
911230	0

Company Name

NEPEAN POLICE DEPT

Year of Operation

c. 2005

Historical Land Use Inventory

Area #17 Activity Numbers



CITY OF OTTAWA

HLUI ID: __679EEG

AREA (Square Metres): 972.852

Report: RPTC_OT_DEV0122

Run On: 04 Feb 2020 at: 14:18:45

Study Year
1998

PIN
046310401

Multi-NAIC
Y

Multiple Activities
N

Activity ID: 446 Multiple PINS: Y
 PIN Certainty: 1 Previous Activity ID(s) : 5810
 Related PINS: 046300002

Name: AGRICULTURE CANADA
 Address: 801 FALLOWFIELD ROAD, NEPEAN

Facility Type: Other Services Incidental to Agriculture

Comments 1: UTM = 439900E, 5017000N (1985). Area is 4.55km x 4.2km. There is an animal research centre, an animal disease research institute, and a feed mill located on this site.

Comments 2:

Generator Number:

Storage Tanks: There are 6 vertical tanks located in the animal research centre, contents unknown, but not water (1985). Two (2) USTs, contents unknown. One (1) UST, oil, 400 gal.

HL References 1: 1922-DMD-TM-Ottawa-Sheet#14, 1948-DND-ASE-NTS-31G/5, 1967-EMR-SMB-NTS-31G/5-7th ed., 1985-EMR-SMB-NTS-31G/5-11th ed. BEP-I

HL References 2:

HL References 3:

NAICS	SIC
911910	815
541710	23

Company Name

Agriculture Canada

Year of Operation

c. 1967-1985



ATTACHMENT E

ENVIRONMENTAL RISK INFORMATION SERVICE (ECOLOG ERIS)



DATABASE REPORT

Project Property: 180984
1-20 Dunbar Court
Nepean ON K2G 5K4

Project No:

Report Type: *Standard Report*

Order No: 20181217009

Requested by: *Kollaard Associates Inc.*

Date Completed: *December 21, 2018*

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	15
Map.....	26
Aerial.....	27
Topographic Map.....	28
Detail Report.....	29
Unplottable Summary.....	65
Unplottable Report.....	67
Appendix: Database Descriptions.....	101
Definitions.....	110

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: 180984
1-20 Dunbar Court Nepean ON K2G 5K4

Project No:

Coordinates:

Latitude: 45.324494
Longitude: -75.776831
UTM Northing: 5,019,292.13
UTM Easting: 439,120.41
UTM Zone: UTM Zone 18T

Elevation: 301 FT
91.88 M

Order Information:

Order No: 20181217009
Date Requested: December 17, 2018
Requested by: Kollaard Associates Inc.
Report Type: Standard Report

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	2	2
CA	<i>Certificates of Approval</i>	Y	0	8	8
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DRYCLEANERS	<i>Dry Cleaning Facilities</i>	Y	0	1	1
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	1	1
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	7	7
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	10	10
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	2	2
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	2	2
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	39	39
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MISA PENALTY	<i>Environmental Penalty Annual Report</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	5	5
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	1	1
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	1	1
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	4	4
SPL	<i>Ontario Spills</i>	Y	0	10	10
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	3	3
Total:			0	97	97

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	EHS		267 Greenbank Rd Ottawa ON K2H8K9	WSW/72.6	0.00	29
2	GEN	SHIKUN OZ NON PROFIT SENIOR CITIZEN APARTMENTS	57 Bateman Drive OTTAWA ON	NE/84.4	0.00	29
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON	SSW/90.1	0.00	29
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	29
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	30
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	30
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON	SSW/90.1	0.00	30
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON	SSW/90.1	0.00	30
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	31
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	31
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	31
3	EXP	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	31

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>3</u>	FST	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	<u>31</u>
<u>3</u>	FST	MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW/90.1	0.00	<u>32</u>
<u>3</u>	FSTH	MAC'S CONVENIENCE STORES INC	299 GREENBANK RD PRT LOT 30 CON 2 OTTAWA ON	SSW/90.1	0.00	<u>32</u>
<u>3</u>	FSTH	MAC'S CONVENIENCE STORES INC	299 GREENBANK RD OTTAWA ON	SSW/90.1	0.00	<u>33</u>
<u>3</u>	PRT	C CORP (ONTARIO) INC ATTN ACCOUNTS PAYABLE	299 GREENBANK RD PRT LOT 30 CON 2 NEPEAN ON	SSW/90.1	0.00	<u>33</u>
<u>3</u>	SPL	unknown<UNOFFICIAL>	299 Greenbank Ottawa ON K2H 8K9	SSW/90.1	0.00	<u>33</u>
<u>4</u>	CA	BAGEL OVEN & DELI INC.	269 GREENBANK ROAD NEPEAN CITY ON K2H 8K9	WSW/97.2	0.00	<u>34</u>
<u>4</u>	CA	681282 ONTARIO INC., O/A ZOLA'S	269 GREENBANK RD., PT.LOT 31 NEPEAN CITY ON K2H 8K9	WSW/97.2	0.00	<u>34</u>
<u>5</u>	BORE		ON	S/100.5	0.00	<u>34</u>
<u>6</u>	SPL		Dunbar Court & Bateman Drive, 45.325465, -75.776670 Ottawa ON	N/110.5	0.00	<u>35</u>
<u>7</u>	EHS		255 Greenbank Road Ottawa ON	W/116.6	0.00	<u>35</u>
<u>8</u>	EHS		300 Greenbank Road Ottawa ON	SW/127.3	0.00	<u>36</u>
<u>9</u>	CA	City of Ottawa	245 Greenbank Rd Ottawa ON	NNW/166.7	0.03	<u>36</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>9</u>	ECA	City of Ottawa	245 Greenbank Rd Ottawa ON K1P 1J1	NNW/166.7	0.03	<u>36</u>
<u>9</u>	GEN	OTTAWA-CARLETON, REGION OF	OTTAWA-CARLETON REGIONAL POLICE SERVICES 245 GREENBANK ROAD NEPEAN ON K2H 8K9	NNW/166.7	0.03	<u>36</u>
<u>9</u>	GEN	NEPEAN, CORP. OF THE CITY OF	NEPEAN POLICE CENTRE 245 GREENBANK ROAD NEPEAN ON K2H 8K9	NNW/166.7	0.03	<u>37</u>
<u>9</u>	GEN	NEPEAN, CORP. OF THE CITY OF 28-658	NEPEAN POLICE CENTRE 245 GREENBANK ROAD NEPEAN ON K2H 8K9	NNW/166.7	0.03	<u>37</u>
<u>9</u>	GEN	NEPEAN (SEE&USE ON0553401)	245 GREENBANK RD. NEPEAN ON K2H 8K9	NNW/166.7	0.03	<u>37</u>
<u>9</u>	GEN	CITY OF OTTWA	245 GREENBANK ROAD Ottawa ON	NNW/166.7	0.03	<u>37</u>
<u>9</u>	GEN	capital air conditioning ltd	245 greenbank rd ottawa ON	NNW/166.7	0.03	<u>38</u>
<u>9</u>	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW/166.7	0.03	<u>38</u>
<u>9</u>	GEN	CITY OF OTTAWA	245 GREENBANK ROAD - OTTAWA POLICE SERVICES OTTAWA ON	NNW/166.7	0.03	<u>38</u>
<u>9</u>	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW/166.7	0.03	<u>38</u>
<u>9</u>	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON	NNW/166.7	0.03	<u>39</u>
<u>9</u>	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW/166.7	0.03	<u>39</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
9	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW/166.7	0.03	39
9	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW/166.7	0.03	39
9	GEN	CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW/166.7	0.03	40
10	EHS		24 Gibbard Ave Ottawa ON	ESE/178.1	0.00	40
11	SPL	Ottawa-Carleton Catholic School Board	333 Greenbank Rd Ottawa ON	S/206.0	0.00	40
12	WWIS		OTTAWA ON Well ID: 7241882	SSW/210.4	0.00	41
13	WWIS		lot 31 con 3 Ottawa ON Well ID: 7225397	SSW/212.0	0.00	43
14	EHS		300 Greenbank Road Ottawa ON K2H0B6	SSW/215.6	0.00	45
14	EHS		300 Greenbank Road Ottawa ON K2H0B6	SSW/215.6	0.00	45
14	EHS		300 Greenbank Road Ottawa ON K2H0B6	SSW/215.6	0.00	46
15	GEN	BUDGET CAR & TRUCK RENTAL	300 Greenbank Rd Ottawa ON K2H 8X4	SSW/230.7	0.00	46
15	GEN	Dymon Storage	300 Greenbank Road Ottawa ON K2H 8X6	SSW/230.7	0.00	46
15	GEN	Dymon Storage	300 Greenbank Road Ottawa ON K2H 8X6	SSW/230.7	0.00	46

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
15	RSC		300 GREENBANK ROAD, OTTAWA, ON K2H 0B6 Ottawa ON	SSW/230.7	0.00	47
16	BORE		ON	ENE/235.7	-1.00	48
17	CA	FREDDI'S FRIED CHICKEN	250 GREENBANK RD. GREENBANK SQ NEPEAN CITY ON	W/236.7	-1.00	48
17	CA	G & T RESTURANT	250 GREENBANK ROAD NEPEAN ON	W/236.7	-1.00	49
17	GEN	SKETCHLEY CLEANING SERVICES LTD.	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	49
17	GEN	SKETCHLEY CLEANING SERVICES LTD.	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	49
17	GEN	SKETCHLEY (SEE & USE ON1533012) 35-246	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	50
17	GEN	SKETCHLEY CLEANERS (SEE & USE ON1533012)	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	50
17	GEN	HILLARY CLEANERS(SEE&USEON0240426-	SKETCH) 250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	50
17	GEN	HILLARY (SEE & USE ON0240425))20-099	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	50
17	GEN	SKETCHLEY CLEANERS 35-246	250 GREENBANK ROAD NEPEAN ON	W/236.7	-1.00	51
17	GEN	1082953 ONTARIO LIMITED 35-246	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	51
17	GEN	SKETCHLEY CLEANERS	250 GREENBANK ROAD NEPEAN ON	W/236.7	-1.00	51

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
17	GEN	SKETCHLEY CLEANERS(SEE & USE ON2388800)	250 GREENBANK ROAD NEPEAN ON	W/236.7	-1.00	51
17	GEN	PRO-SKETCH CLEANERS	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W/236.7	-1.00	52
17	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W/236.7	-1.00	52
17	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W/236.7	-1.00	52
17	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W/236.7	-1.00	53
17	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W/236.7	-1.00	53
17	PES	D. YEE CHEMISTS LTD.	250 GREENBANK RD OTTAWA ON K2H8X4	W/236.7	-1.00	53
17	PES	K GANDHI PHARMACY LIMITED	250 GREENBANK RD OTTAWA ON K2M8X4	W/236.7	-1.00	53
17	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 251	250 GREENBANK ROAD NEPEAN ON K2H8P3	W/236.7	-1.00	54
17	PES	K GANDHI PHARMACY LIMITED	250 GREENBANK RD OTTAWA ON K2M 8X4	W/236.7	-1.00	54
17	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 251	250 Greenbank Road Nepean ON K2H 8X4	W/236.7	-1.00	54
17	SCT	CLARION PUBLISHING LTD	250 GREENBANK RD NEPEAN ON K2H 8X4	W/236.7	-1.00	55
17	SCT	CLARION PUBLISHING LTD.	250B Greenbank Rd Suite 228 Nepean ON K2H 8X4	W/236.7	-1.00	55

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
17	SCT	Global Exhibit Technology Inc.	250 Greenbank Rd Nepean ON	W/236.7	-1.00	55
17	SCT	Illumination LMS Ltd.	250 Greenbank Rd Nepean ON K2H 8X4	W/236.7	-1.00	55
17	SPL	Waste Management<UNOFFICIAL>	250 Greenbank Rd Ottawa ON	W/236.7	-1.00	56
17	SPL	Metro Ontario Inc.<UNOFFICIAL>	250 Greenbank Road Ottawa ON K2H 8X4	W/236.7	-1.00	56
18	CDRY	Prosketch Cleaners - Nepean	250 Greenbank Rd Nepean ON K2H8X4	W/240.7	-1.00	57
18	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W/240.7	-1.00	57
18	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W/240.7	-1.00	57
18	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W/240.7	-1.00	58
18	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W/240.7	-1.00	58
18	GEN	Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W/240.7	-1.00	58
18	GEN	Greenbank Hunt Club Dental Center	250 Greenbank Rd, Suite 41 Nepean ON K2H8X4	W/240.7	-1.00	58
18	SPL	Metro Ontario Incorporated	250 Greenbank Road Ottawa ON	W/240.7	-1.00	59
18	SPL	Parson Refrigeration (1985) Ltd.	250 Greenbank Road Ottawa ON	W/240.7	-1.00	59

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
18	SPL		250 Greenbank Road Ottawa ON	W/240.7	-1.00	60
18	SPL	Metro Store<UNOFFICIAL>	250 Greenbank Rd, Nepean Ottawa ON	W/240.7	-1.00	60
19	WWIS		NEPEAN ON <i>Well ID: 7251008</i>	NW/243.0	-1.00	61
20	CA	NEPEAN CITY	GREENBANK RD./HUNT CLUB RD. NEPEAN CITY ON	S/247.5	0.00	62
20	CA	R.M. OF OTTAWA-CARLETON	GREENBANK RD./HUNT CLUB RD. NEPEAN CITY ON	S/247.5	0.00	63
21	CA	WOODVALE PENTECOSTAL CHURCH	205 GREENBANK ROAD NEPEAN CITY ON K2H 8K9	NNW/250.0	-1.00	63
21	SPL	Capital Cutting and Coring<UNOFFICIAL>	205 Greenbank Road Ottawa ON	NNW/250.0	-1.00	63
22	HINC		21 MIDLAND CRESCENT, UNIT 51 OTTAWA ON	SW/250.0	0.00	64

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 2 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	S	100.53	<u>5</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	ENE	235.65	<u>16</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 8 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
681282 ONTARIO INC., O/A ZOLA'S	269 GREENBANK RD., PT.LOT 31 NEPEAN CITY ON K2H 8K9	WSW	97.22	<u>4</u>
BAGEL OVEN & DELI INC.	269 GREENBANK ROAD NEPEAN CITY ON K2H 8K9	WSW	97.22	<u>4</u>
City of Ottawa	245 Greenbank Rd Ottawa ON	NNW	166.68	<u>9</u>
R.M. OF OTTAWA-CARLETON	GREENBANK RD./HUNT CLUB RD. NEPEAN CITY ON	S	247.46	<u>20</u>
NEPEAN CITY	GREENBANK RD./HUNT CLUB RD. NEPEAN CITY ON	S	247.46	<u>20</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
G & T RESTURANT	250 GREENBANK ROAD NEPEAN ON	W	236.73	17
FREDDI'S FRIED CHICKEN	250 GREENBANK RD. GREENBANK SQ NEPEAN CITY ON	W	236.73	17
WOODVALE PENTECOSTAL CHURCH	205 GREENBANK ROAD NEPEAN CITY ON K2H 8K9	NNW	250.00	21

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Jan 2004-Dec 2016 has found that there are 1 DRYCLEANERS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Prosketch Cleaners - Nepean	250 Greenbank Rd Nepean ON K2H8X4	W	240.65	18

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Oct 31, 2018 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
City of Ottawa	245 Greenbank Rd Ottawa ON K1P 1J1	NNW	166.68	9

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Oct 31, 2018 has found that there are 7 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	267 Greenbank Rd Ottawa ON K2H8K9	WSW	72.58	1
	255 Greenbank Road Ottawa ON	W	116.59	7

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	300 Greenbank Road Ottawa ON	SW	127.30	8
	24 Gibbard Ave Ottawa ON	ESE	178.14	10
	300 Greenbank Road Ottawa ON K2H0B6	SSW	215.62	14
	300 Greenbank Road Ottawa ON K2H0B6	SSW	215.62	14
	300 Greenbank Road Ottawa ON K2H0B6	SSW	215.62	14

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Feb 28, 2017 has found that there are 10 EXP site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON	SSW	90.05	3

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2017 has found that there are 2 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3
MAC'S CONVENIENCE STORES INC**	299 GREENBANK RD OTTAWA ON K2H 8K9	SSW	90.05	3

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MAC'S CONVENIENCE STORES INC	299 GREENBANK RD PRT LOT 30 CON 2 OTTAWA ON	SSW	90.05	3

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MAC'S CONVENIENCE STORES INC	299 GREENBANK RD OTTAWA ON	SSW	90.05	<u>3</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-June 30, 2018 has found that there are 39 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SHIKUN OZ NON PROFIT SENIOR CITIZEN APARTMENTS	57 Bateman Drive OTTAWA ON	NE	84.40	<u>2</u>
OTTAWA-CARLETON, REGION OF	OTTAWA-CARLETON REGIONAL POLICE SERVICES 245 GREENBANK ROAD NEPEAN ON K2H 8K9	NNW	166.68	<u>9</u>
NEPEAN, CORP. OF THE CITY OF	NEPEAN POLICE CENTRE 245 GREENBANK ROAD NEPEAN ON K2H 8K9	NNW	166.68	<u>9</u>
NEPEAN, CORP. OF THE CITY OF 28-658	NEPEAN POLICE CENTRE 245 GREENBANK ROAD NEPEAN ON K2H 8K9	NNW	166.68	<u>9</u>
NEPEAN (SEE&USE ON0553401)	245 GREENBANK RD. NEPEAN ON K2H 8K9	NNW	166.68	<u>9</u>
CITY OF OTTWA	245 GREENBANK ROAD Ottawa ON	NNW	166.68	<u>9</u>
capital air conditioning ltd	245 greenbank rd ottawa ON	NNW	166.68	<u>9</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW	166.68	<u>9</u>
CITY OF OTTAWA	245 GREENBANK ROAD - OTTAWA POLICE SERVICES OTTAWA ON	NNW	166.68	<u>9</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW	166.68	<u>9</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON	NNW	166.68	<u>9</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW	166.68	<u>9</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW	166.68	<u>9</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW	166.68	<u>9</u>
CITY OF OTTAWA/ OTTAWA POLICE	245 GREENBANK ROAD OTTAWA ON K2H 8K9	NNW	166.68	<u>9</u>
BUDGET CAR & TRUCK RENTAL	300 Greenbank Rd Ottawa ON K2H 8X4	SSW	230.68	<u>15</u>
Dymon Storage	300 Greenbank Road Ottawa ON K2H 8X6	SSW	230.68	<u>15</u>
Dymon Storage	300 Greenbank Road Ottawa ON K2H 8X6	SSW	230.68	<u>15</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SKETCHLEY CLEANING SERVICES LTD.	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	<u>17</u>
SKETCHLEY CLEANING SERVICES LTD.	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	<u>17</u>

SKETCHLEY (SEE & USE ON1533012) 35-246	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	17
SKETCHLEY CLEANERS (SEE & USE ON1533012)	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	17
HILLARY CLEANERS(SEE&USEON024042 6-	SKETCH) 250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	17
HILLARY (SEE & USE ON0240425))20-099	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	17
SKETCHLEY CLEANERS 35-246	250 GREENBANK ROAD NEPEAN ON	W	236.73	17
1082953 ONTARIO LIMITED 35-246	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	17
SKETCHLEY CLEANERS	250 GREENBANK ROAD NEPEAN ON	W	236.73	17
SKETCHLEY CLEANERS(SEE & USE ON2388800)	250 GREENBANK ROAD NEPEAN ON	W	236.73	17
PRO-SKETCH CLEANERS	250 GREENBANK ROAD NEPEAN ON K2H 8X4	W	236.73	17
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W	236.73	17
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W	236.73	17
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W	236.73	17
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W	236.73	17

Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON	W	240.65	18
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W	240.65	18
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W	240.65	18
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W	240.65	18
Nepean Animal Hospital	250 Greenbank Rd. Ottawa ON K2H 8X4	W	240.65	18
Greenbank Hunt Club Dental Center	250 Greenbank Rd, Suite 41 Nepean ON K2H8X4	W	240.65	18

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	21 MIDLAND CRESCENT, UNIT 51 OTTAWA ON	SW	250.00	22

PES - Pesticide Register

A search of the PES database, dated 1988-Mar 2018 has found that there are 5 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
K GANDHI PHARMACY LIMITED	250 GREENBANK RD OTTAWA ON K2M 8X4	W	236.73	17
METRO ONTARIO INC O/A METRO/FOOD BASICS # 251	250 GREENBANK ROAD NEPEAN ON K2H8P3	W	236.73	17

K GANDHI PHARMACY LIMITED	250 GREENBANK RD OTTAWA ON K2M8X4	W	236.73	17
METRO ONTARIO INC O/A METRO/FOOD BASICS # 251	250 Greenbank Road Nepean ON K2H 8X4	W	236.73	17
D. YEE CHEMISTS LTD.	250 GREENBANK RD OTTAWA ON K2H8X4	W	236.73	17

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 1 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
C CORP (ONTARIO) INC ATTN ACCOUNTS PAYABLE	299 GREENBANK RD PRT LOT 30 CON 2 NEPEAN ON	SSW	90.05	3

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Sep 2018 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	300 GREENBANK ROAD, OTTAWA, ON K2H 0B6 Ottawa ON	SSW	230.68	15

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 4 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Illumination LMS Ltd.	250 Greenbank Rd Nepean ON K2H 8X4	W	236.73	17
CLARION PUBLISHING LTD	250 GREENBANK RD NEPEAN ON K2H 8X4	W	236.73	17

CLARION PUBLISHING LTD.	250B Greenbank Rd Suite 228 Nepean ON K2H 8X4	W	236.73	17
-------------------------	--	---	--------	--------------------

Global Exhibit Technology Inc.	250 Greenbank Rd Nepean ON	W	236.73	17
--------------------------------	-------------------------------	---	--------	--------------------

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jul 2018 has found that there are 10 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
unknown<UNOFFICIAL>	299 Greenbank Ottawa ON K2H 8K9	SSW	90.05	3
	Dunbar Court & Bateman Drive, 45.325465, -75.776670 Ottawa ON	N	110.48	6
Ottawa-Carleton Catholic School Board	333 Greenbank Rd Ottawa ON	S	205.98	11

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Waste Management<UNOFFICIAL>	250 Greenbank Rd Ottawa ON	W	236.73	17
Metro Ontario Inc.<UNOFFICIAL>	250 Greenbank Road Ottawa ON K2H 8X4	W	236.73	17
Metro Store<UNOFFICIAL>	250 Greenbank Rd, Nepean Ottawa ON	W	240.65	18
Metro Ontario Incorporated	250 Greenbank Road Ottawa ON	W	240.65	18
Parson Refrigeration (1985) Ltd.	250 Greenbank Road Ottawa ON	W	240.65	18

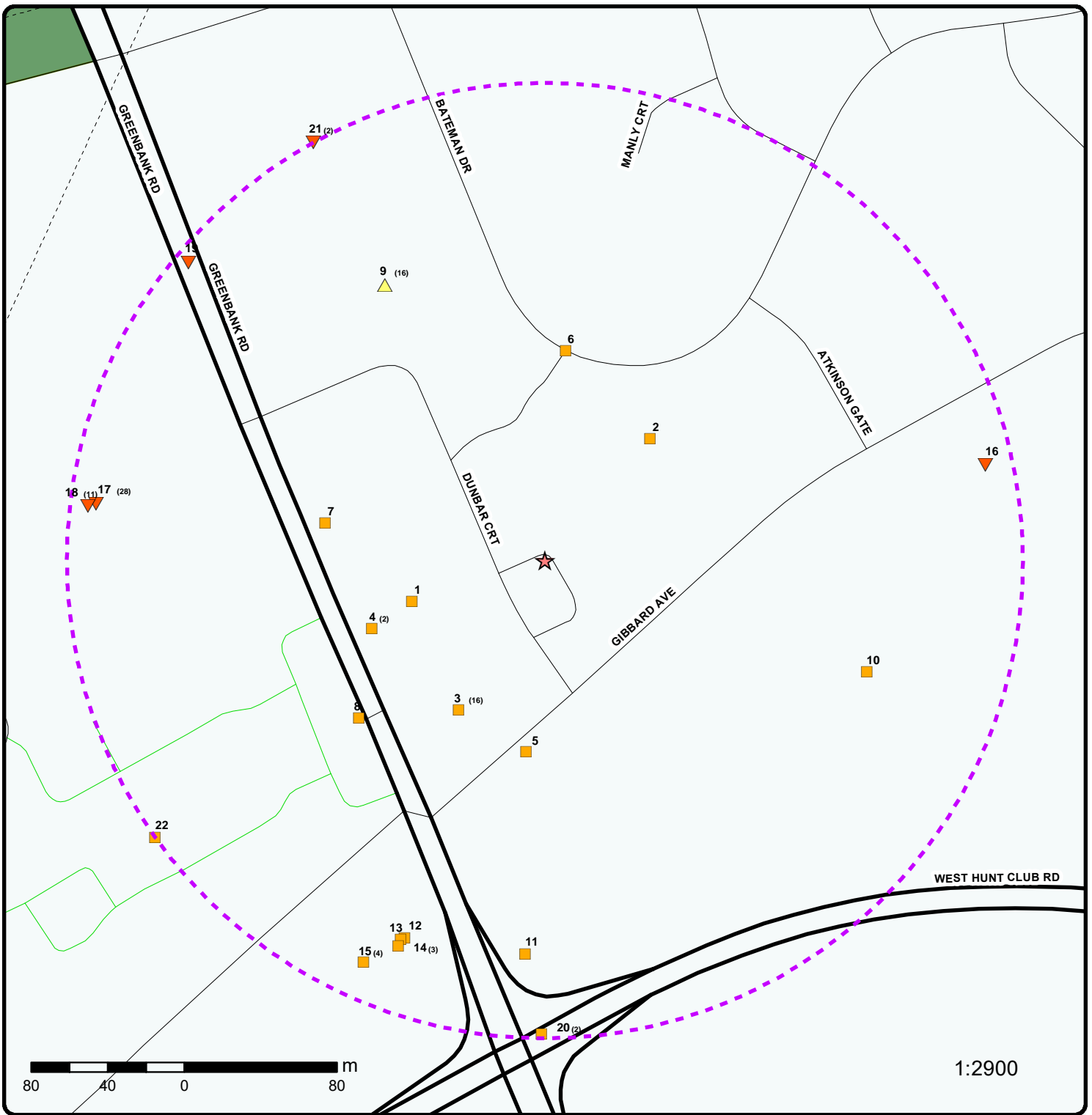
	250 Greenbank Road Ottawa ON	W	240.65	18
Capital Cutting and Coring<UNOFFICIAL>	205 Greenbank Road Ottawa ON	NNW	250.00	21

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31, 2017 has found that there are 3 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	OTTAWA ON <i>Well ID: 7241882</i>	SSW	210.36	12
	lot 31 con 3 Ottawa ON <i>Well ID: 7225397</i>	SSW	212.00	13

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	NEPEAN ON <i>Well ID: 7251008</i>	NW	242.99	19



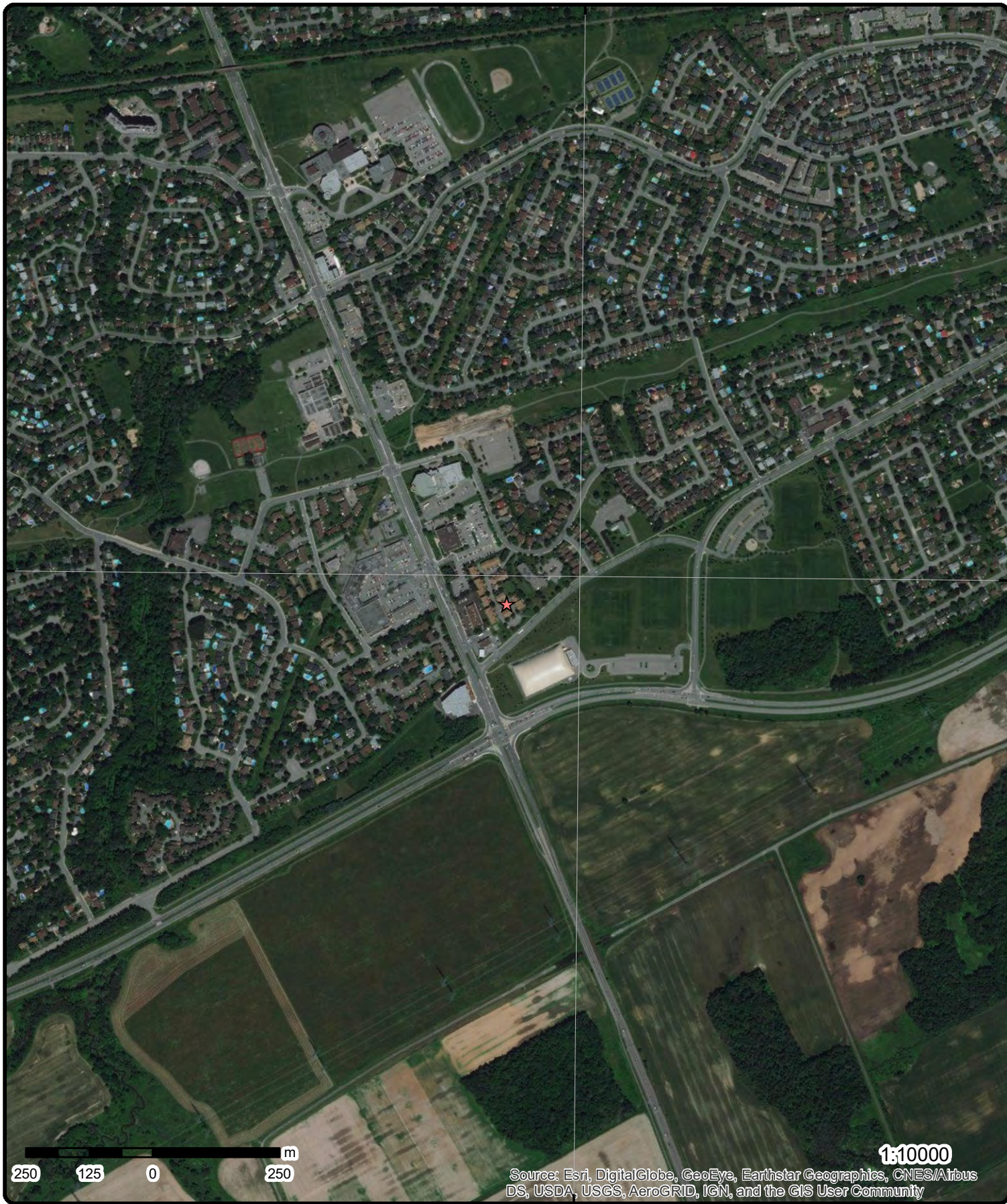
Map : 0.25 Kilometer Radius

Order No: 20181217009

Address: 1-20 Dunbar Court, Nepean, ON, K2G 5K4



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		



Aerial (2017)

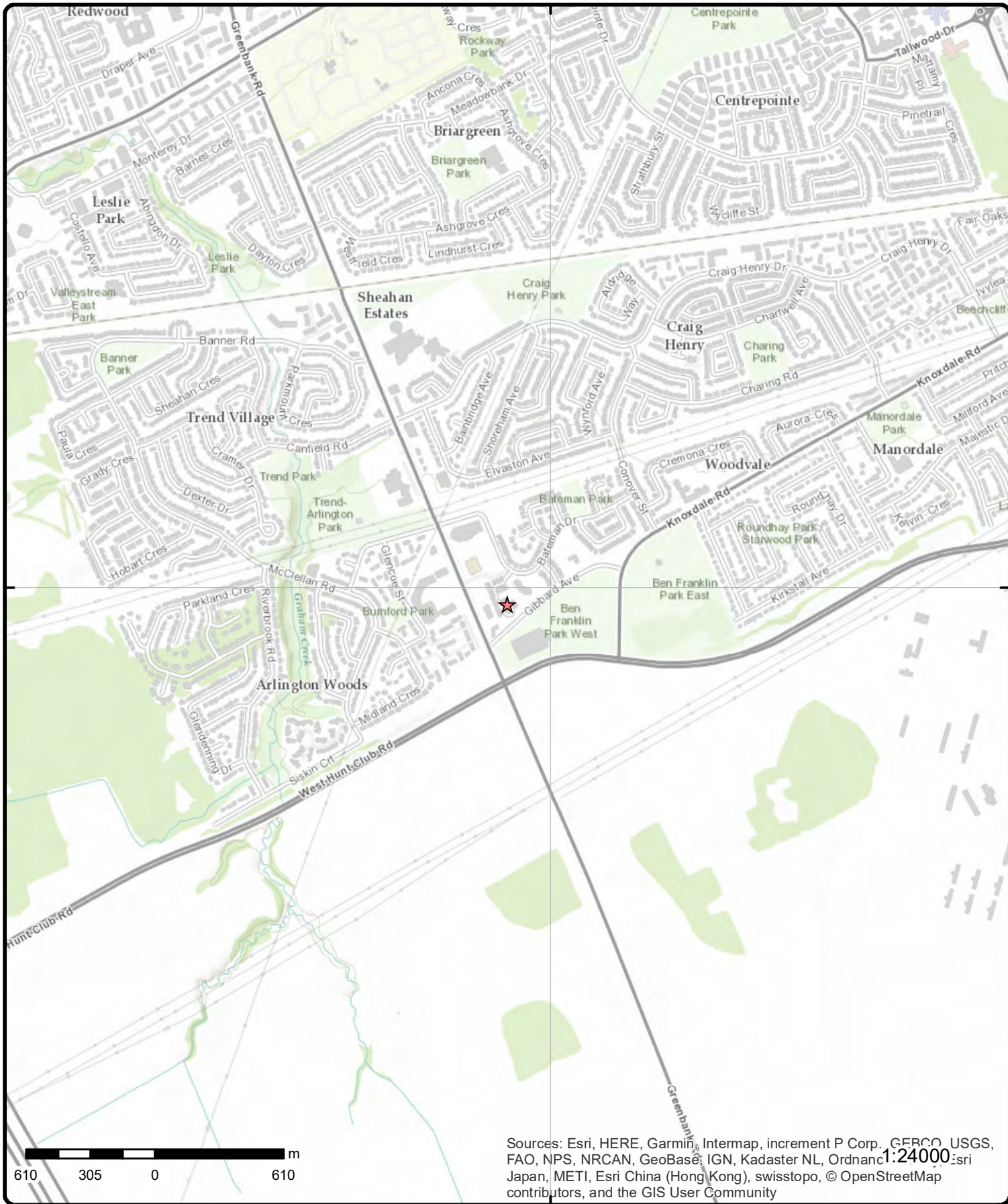
Address: 1-20 Dunbar Court, Nepean, ON, K2G 5K4

Source: ESRI World Imagery

Order No: 20181217009



© ERIS Information Limited Partnership



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 1-20 Dunbar Court, Nepean, ON, K2G 5K4

Source: ESRI World Topographic Map

Order No: 20181217009



© ERIS Information Limited Partnership



ATTACHMENT F

SITE PHOTOGRAPHS



Front view of site northeast



Rear view of site facing east



East side property facing north



Recreational property south of Gibbard Avenue



Gas station located at the corner of Greenbank Road and Gibbard Avenue



Photo of residential development facing north



Example of natural gas powered furnace and water heater at 14 Dunbar Court



Example of natural gas powered furnace and water heater at 16 and 18 Dunbar Court



Commercial strip plaza located west of the development facing southeast



Commercial strip plaza located west of the development facing northeast



ATTACHMENT G

MECP CORRESPONDENCE



Kollaard Associates
Engineers

210 Prescott Street
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

January 7, 2019

180984/200030

Ministry of the Environment, Conservation and Parks
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1

Attention: Abatement Officer

Re: 14, 16, 18 AND 20 DUNBAR COURT
CONCESSION 2, RIDEAU FRONT, PART LOT 31
RP 5R-10015, PARTS 1 TO 6, RP 5R-10925, PART 2
PIN 046510011
CITY OF OTTAWA, ONTARIO

Dear Sirs/Madam:

We have been retained by Nepean Housing Corporation to carry out a Phase I ESA for the above noted site. Accordingly, we would be pleased if you would provide us with information concerning any historical or existing incidents at or in the vicinity of the above site on file with the Ontario Ministry of the Environment.

Sincerely,
KOLLAARD ASSOCIATES, INC.

Dean Tataryn, B.E.S., EP.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.

Ministry of the Environment,
Conservation and Parks

Ottawa District Office
2430 Don Reid Drive, Suite 103
Ottawa ON K1H 1E1
Tel.: 613-521-3450 or 1-800-860-2195
Fax: 613-521-5437

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

Bureau du district d'Ottawa
2430, promenade Don Reid, Unité 103
Ottawa ON K1H 1E1
Tél.: 613-521-3450 ou 1-800-860-2195
Télééc.: 613-521-5437



OTT File No: 3

**INDEX REVIEW REPORT
COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

Attention: Dean Tataryn Kollaard Associates	Your File: 180984 Date Received: January 14, 2019
--	--

Thank you for your inquiry requesting a search of records from the Ministry of the Environment, Conservation and Parks (ministry). The ministry encourages you to use the available on-line resources to access publically-available information which may assist with your inquiry.

PROPERTY OWNER AND LOCATION

Location: Municipality: **Ottawa City**
Address: **14, 16, 18 and 20 Dunbar Court**
Lot Concession Township

INDEX OF NAMES FOR ORDERS

We have searched the *Ottawa* District Index Record of Active Orders under the Environmental Protection Act (EPA), Ontario Water Resources Act (OWRA) and the Pesticides Act (PA) issued to: **14, 16, 18 and 20 Dunbar Court** and the following information has been found:

No Active Orders are outstanding

Please Note: For information related to any ministry Orders issued to the property in question, **please request this information from the property owner.** If you would like further information regarding a specific Order issued, please contact the *Ottawa District Office*.

Date of Search: January 29, 2019

RECORD OF SITE CONDITION

For information on **Records of Site Condition** filed on the Environmental Site Registry since October 1, 2004, please use the following links:

For records of site condition filed between October 1, 2004 and June 30, 2011

<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>, and for records of site condition filed since July 1, 2011 <https://www.ontario.ca/environment-and-energy/records-site-condition>

INDEX REVIEW REPORT COMMERCIAL/INDUSTRIAL/AGRICULTURAL

INDEX OF NAMES FOR APPROVALS ISSUED SINCE 1999

A search of the Index Record of names of all persons to whom approvals have been issued, maintained by the Director, Approvals Branch and the Regional Director, *Eastern Region*, and the District Manager, *Ottawa District*, under Section 19 EPA and Section 13 OWRA and the following information has been provided :

<u>Type</u>	<u>Number</u>	<u>Issued To</u>	<u>Issue Date</u>
Section 9 EPA (Air)			
Section 39 EPA (Waste Management)			
Section 52 OWRA (Water)			
Section 53 OWRA (Municipal/Private/ Industrial Sewage)			
Other			

The **ministry's Access Environment** is an on-line, map-based search tool designed to allow the public, quick and easy access to the ministry approvals and registration information from December 1999 onward. Access Environment currently displays Environmental Compliance Approvals (ECA), Renewable Energy Approvals (REA) and registrations on the Environmental Activity and Sector Registry (EASR). ECAs include all Certificates of Approval (CofAs) previously issued under the Environmental Protection Act (EPA) and approvals previously issued under s.53 of the Ontario Water Resources Act (OWRA). You can access this information from the ministry website or at the following link:

www.accessenvironment.ene.gov.on.ca/AEWweb/ae/GoSearch.action?search=basic&lang=en

Copies of **ECAs issued before January 1, 2000** can be obtained by submitting a Request for a Copy of an Environmental Compliance Approval

Please Note:

- 1) The information provided above is based solely on the address(es) and name(s) of the present and past owners provided by you.
- 2) The Index Record of Names to whom approvals have been issued, maintained by the Regional Director and District Manager, has been searched back to 1999.
- 3) A search of our records does **NOT** indicate whether there are:
 - other uses for which an approval may have been required, **nor**
 - other uses on the property or in the vicinity that may affect the suitability of the property, for the use proposed to be made of it.If a comprehensive knowledge of the property and the nearby lands and their environmental condition is required, you must examine them and other relevant records yourself, with the aid of a qualified person, if needed.

No Approvals have been issued.

Date of Search: January 29, 2019

INDEX REVIEW REPORT COMMERCIAL/INDUSTRIAL/AGRICULTURAL

Additional site information related to the **location of landfill sites** in the province can be found at the following link:

<http://www.ontario.ca/environment-and-energy/small-landfill-sites>

<http://www.ontario.ca/environment-and-energy/map-large-landfill-sites>

The **ministry's Hazardous Waste Information Network (HWIN)** can also be accessed to search for information on generators, carriers, and receivers of subject waste in the province at the following link: www.hwin.ca

The **ministry's Environmental Compliance Reports** provide information about contaminant discharges to water and emissions to air that exceed limits found in legislation, environmental approvals, orders and/or policies/guidelines and can be accessed at the following link: <http://www.ontario.ca/environment-and-energy/environmental-compliance-reports>

Information on **Environmental Penalties**, which are monetary penalties that can be imposed by the ministry for some industrial spills, can be assessed at the following link: <https://www.ontario.ca/search/search-results?query=environmental%20penalties>

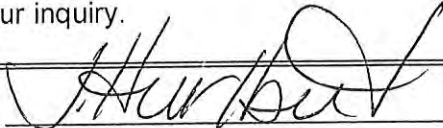
Additional ministry information can be accessed through the **Government of Ontario's Open Data Catalogue**: <http://www.ontario.ca/government/open-data-ontario>

The ministry also encourages you to consider best practices and standards of care used within the legal community and through your associations as a guide to obtaining information related to specific property for any legal purpose.

We trust this information will help meet your requirements quickly and effectively.

Please advise your colleagues that responses to requests for searches always take some time. As a result the Ministry of the Environment and Climate Change may not be able to meet deadlines imposed by other parties on real estate and other transactions.

Thank you for your inquiry.

Signature:	
Contact Name:	Jéhanne Hurlbut
Title:	District Administrative Assistant
Address:	Ministry of the Environment, Conservation and Parks 2430 Don Reid Drive, Unit 103 Ottawa, ON K1H 1E1
Phone:	(613) 521-3450 Ext 221
Date:	January 29, 2019
	E&OE

Please Note: If you would like to receive an email with all the environmental links above, please contact me at jehanne.hurlbut@ontario.ca and I will be pleased to send them to you.



ATTACHMENT H

CITY OF OTTAWA PROPERTY INFORMATION

1 DUNBAR CRT

PIN: 046510011

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
046510011	CON 2 RF PT LOT 31 RP;5R-10015 PARTS 1 TO 6 RP;5R-10925 PART 2



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	046510011
FRONTAGE - ft / FAÇADE - pi:	340.09
DEPTH - ft / PRONFONDEUR - pi:	0.00
PROPERTY AREA - acre / SUPERFICIE - acre:	3.4500

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
046510011	Z2 Miller WED A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
046510011	9	KNOXDALE-MERIVALE	Keith Egli