



October 19, 2022

TIP Gladstone Limited Partnership
by its General Partner
TIP Gladstone GP Inc.
c/o CLV Group Developments Inc.
200-485 Bank Street
Ottawa, ON K2P 1Z2

E-mail: oz.drewniak@clvgroup.com

Attention: Oz Drewniak

Re: Phase One Environmental Site Assessment Update
951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario
Pinchin File: 285722.002

Pinchin Ltd. (Pinchin) is pleased to provide the findings of our Phase One Environmental Site Assessment (ESA) Update to TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc. c/o CLV Group Developments Inc. (Client) for the property located at 951 Gladstone Avenue and 145 Loretta Avenue North in Ottawa, Ontario (Phase One Property or Site).

The Phase One Property is approximately 1.1 hectares (2.6 acre) in size and is located on the northeast corner of the intersection of Gladstone Avenue and Loretta Avenue North in Ottawa, Ontario. The Phase One Property is occupied by a multi-level commercial building (951 Gladstone Avenue) (Site Building A) and a three-storey commercial building equipped with one level of underground parking (145 Loretta Avenue North) (Site Building B). At the time of this Phase One ESA Update, Site Buildings were occupied by the following tenants and respective activities:

951 Gladstone Avenue (Site Building A):

Tenant	Activity
Jimmy Gobeil	Tattoo Parlour
Christopher R. Solar	Custom Furniture Designer
Enriched Bread Artists	Art Studio
Mark Alcorn and Marilee	Music Studio
534328 Ontario Inc.	Unknown (commercial operations)
Karina Bergmans	Art Studio
Atelier Ville Marie Ltd.	Furniture and Art Studio
Jean Guy Charbonneau	Furniture Studio



Phase One Environmental Site Assessment Update

951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario
TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc. c/o CLV Group Developments Inc.

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Tenant	Activity
Vacant	Vacant
Patti Normand	Art Studio
Mobile Power Technologies	Automotive Parts Sales
Gladstone Clayworks Co-op	Art Studio
Heather Weinrich	Art Studio
Northern Art Glass Inc.	Art Studio
Emma Kent	Art Studio
Defalco's Wine Cellar	Commercial Brewer and Winemaker
Flo Glassblowing	Commercial Art Studio

145 Loretta Avenue North (Site Building B):

Tenant	Activity
Vimy Brewing Company	Commercial Brewery
Digital Pre-Press Integration	Information Technology (IT) Company
2343430 Ontario Inc.	Crossfit Gym
Gemma Property Services	Property Management Company

BACKGROUND

This Phase One ESA Update Letter has been prepared by Pinchin for the Client to provide an update to a Phase One ESA completed for the Phase One Property by DST Consulting Engineers Inc. (DST) in 2017, the findings of which were provided in the report entitled “*Phase One Environmental Site Assessment, 951 Gladstone Avenue & 145 Loretta Avenue North, Ottawa, Ontario*”, dated August 2017 (2017 DST Phase One ESA). Pinchin also completed an Environmental Review (ER) for the Site based on the following additional documents provided by the Client:

- “*Phase One Environmental Site Assessment, 951 Gladstone Avenue & 145 Loretta Avenue North, Ottawa, Ontario*” prepared by DST Consulting Engineers Inc. (DST) and dated August 2017 (DST 2017 Phase One ESA Report);



- “Phase Two Environmental Site Assessment, 951 Gladstone Avenue & 145 Loretta Avenue North, Ottawa, Ontario” prepared by DST and dated August 2017 (DST 2017 Phase Two ESA Report); and
- “Draft Supplemental Phase II Environmental Site Assessment, 951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario” prepared by Paterson Group Inc. (Paterson) and dated October 2020 (Paterson 2020 Draft Supplemental Phase II ESA Report).

The findings of the ER were provided in a letter entitled “*Environmental Review, 951 Gladstone Avenue & 145 Loretta Avenue North, Ottawa, Ontario*”, dated January 20, 2021. The Phase One Property location is shown on Figure 1 and a Site Plan is shown on Figure 2. The Phase One Study Area is provided on Figure 3 (all figures are provided in Appendix I).

The 2017 DST Phase One ESA identified 13 areas of potential environmental concern (APECs) as noted in Table 1 (APEC-1 through APEC-13).

The DST 2017 Phase Two ESA and the Paterson 2020 Draft Supplemental Phase II ESA were conducted to assess the soil and groundwater quality in relation for the 13 APECs identified in the DST 2017 Phase One ESA. The DST 2017 Phase Two ESA Report consisted of the advancement of 14 boreholes, 10 of which were completed with monitoring wells. The boreholes were advanced to depths ranging from 1.8 to 16.6 metres below ground surface (mbgs). Groundwater samples and select soil samples were submitted for laboratory analysis of benzene, toluene, ethylbenzene, xylenes (BTEX), petroleum hydrocarbons (PHCs) fractions F1 through F4 (F1-F4), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and metals. The results of the DST 2017 Phase Two ESA identified PHC, BTEX, VOC, PAH and/or metals impacts in soil and/or groundwater at the Phase One Property. The Paterson 2020 Draft Supplemental Phase II ESA consisted of the advancement of five boreholes, all of which were completed with groundwater monitoring wells. The boreholes were advanced to depths ranging from 6.2 to 12.2 mbgs. Some staining and hydrocarbon odours were noted during the field program in soil samples collected from borehole BH2, advanced in the southwest portion of the Site. Select soil samples were submitted for laboratory analysis of BTEX, PHCs (F1-F4), VOCs, PAHs and metals. Groundwater samples were submitted for laboratory analysis of PHCs (F1-F4) and VOCs (including BTEX). The results of the Paterson 2020 Draft Supplemental Phase II ESA identified various metals and/or PAHs impacts in soils and PHC F1 and/or various VOCs impacts in groundwater.

The DST 2017 Phase One ESA Report, DST 2017 Phase Two ESA Report and the Paterson 2020 Draft Supplemental Phase II ESA Report were prepared in support of the filing of an RSC for the Site in accordance with the Province of Ontario’s *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act* (O. Reg. 153/04).



The purpose of this Phase One ESA Update is to comply with the requirements listed in O. Reg. 153/04 and update the results of the DST 2017 with any new current information.

SCOPE OF WORK

The scope of work for this Phase One ESA Update was consistent with O. Reg. 153/04 and was comprised of the following:

- A Records Review: Pinchin reviewed available current and historical information sources pertaining to the Phase One Property and surrounding properties within the Phase One Study Area including the use of, but not limited to, a Fire Insurance Plan (FIP), a Property Underwriters' Report (PUR), Property Underwriters' Plan (PUP), and a regulatory data base search. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exist, including the MECP's Freedom of Information and Protection of Privacy Office and the Technical Standards and Safety Authority (TSSA);
- Site Reconnaissance: Completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One study area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs);
- Evaluation: Pinchin evaluated the information gathered from the records review, interview, and Site reconnaissance;
- Compare information presented in the 2017 DST Phase One ESA Report and that obtained from the 2021 Pinchin Site Reconnaissance; and
- Preparation of a Phase One ESA Update Report and a Phase One Conceptual Site Model (Phase One CSM) based on information provided in the 2017 DST Phase One ESA and Pinchin's 2021 Site Reconnaissance.

SUMMARY OF SITE INVESTIGATION

Pinchin completed a reconnaissance of the Phase One Property and a review of surrounding properties within the Phase One Study Area from publicly accessible locations on April 13, 2021, under the supervision of a Qualified Person (QP) overseeing this project.



Based on a review of the available historical information and observations made during the initial Site reconnaissance for the properties greater than 250 metres (m), but less than 1 kilometre (km), from the Phase One property boundary, Pinchin did not note or observe any significant potentially contaminating properties that should be included as part of this assessment (e.g., landfills, large industrial manufacturers, etc.). As such, the Phase One study area consisted of the Phase One Property, as well as all properties situated wholly, or partly, within 250 m from the nearest point of a boundary of the Phase One Property, in order to meet the minimum requirements set forth in O. Reg. 153/04. The Phase One Study Area is outlined on Figure 3.

Based on the information collected during the Site reconnaissance, a summary of all PCAs and APECs has been developed and presented in Tables 1 and 2, respectively (Appendix II). Pinchin identified five additional on-Site PCAs resulting in five additional APECs (APEC-14 through APEC-18):

- A pad-mounted transformer located on the west-central portion of the Phase One Property, adjacent to the west exterior elevation of Site Building B (PCA/APEC-14);
- Evidence of a former on-Site UST northwest of Site Building B (PCA/APEC-15);
- Bulk salt storage within a Quonset hut located on the northeast portion of the Phase One Property (PCA/APEC-16);
- Evidence of a UST located adjacent to the northeast exterior elevation of Site Building A (PCA/APEC-17); and
- One double-walled 2,275-litre steel AST (installed in 2020) containing gasoline was identified on the northeast portion of the Phase One Property, adjacent to the south elevation of the on-Site Quonset hut (PCA/APEC-18).

RECORDS REVIEW

1.1.1 Fire Insurance Plans

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of FIPs related to the Phase One Property and the Phase One Study Area. Opta provided Pinchin with copies of FIPs dated 1912, 1948 and 1965 for the area including the Phase One Property.

The Opta response and copies the FIPs are attached in Appendix IV.

The following general information, including details regarding the Phase One Property, was noted in the FIPs:

- The Phase One Property appeared to be vacant undeveloped land in 1912;



- In 1948 and 1965 The Phase One Property appeared to consist of the municipal addresses 145 Loretta Avenue and 941 and 955 Gladstone Avenue. Site Building B was occupied by Bell Telephone Co. Canada Ltd. and Site Building A was occupied by Standard Bread Co. Limited:
 - Heating was listed as fuel oil for Site Building A and a UST was located along the northeast elevation of Site Building A adjacent to a boiler room; and
 - An additional UST was noted along the west-central portion of the Phase One Property at 145 Loretta Avenue (existing APEC-4).

Based on Pinchin's review of the information provided in the FIPs, the following is noted:

- The following additional PCA was identified at the Phase One Property that results in an APEC:
 - Heating was listed as fuel oil for Site Building A and a UST was located along the northeast elevation of Site Building A, adjacent to a boiler room (APEC-17).

1.1.2 Ministry of the Environment, Conservation and Parks Freedom of Information Search

The MECP Freedom of Information and Protection of Privacy Office in Toronto, Ontario was contacted to determine if records exist for environmental matters such as orders, spills, previous investigations, prosecutions, registered PCB waste storage sites, waste generators, waste receivers, Cs-of-A and ECAs associated with the Phase One Property.

The search was requested on October 19, 2022. At the time of writing this report, a response from the MECP had not been received. Once a response from this regulatory body is received, the information will be incorporated into a revised version of this report. Our conclusions and recommendations may be amended based on this information.

A copy of the MECP request is attached in Appendix IV.

1.1.3 Technical Standards and Safety Authority Search

The TSSA is the regulatory body that governs the safe handling and storage of fuel in Ontario. All storage of gasoline, diesel and fuel oil is subject to the Technical Standards and Safety Act. The Technical Standards and Safety Act and its relevant documents and regulations (e.g., *Liquid Fuels Handling Code*, *Ontario Regulation 213/01 – Fuel Oil*, *Ontario Regulation 217/01 – Liquid Fuels*) require that all fuel storage devices such as ASTs and USTs be registered with the TSSA.

Pinchin contacted the TSSA to determine whether any ASTs or USTs are, or were, registered for the Phase One Property and to determine whether any records of regulatory non-compliance exist. Letter



responses were issued by the TSSA on August 18, 2021 indicating that following a search of the TSSA files, no outstanding instructions, incident reports, fuel oil spills or contamination records, or records of registered ASTs or USTs were found with the exception of 971 Gladstone Avenue, which had record of an expired retail fuel outlet (RFO) (Mr. Gas Limited) equipped with two 22,700 L gasoline USTs. This on-Site RFO was identified as APEC 3 and does not result in an additional PCA/APEC at the Phase One Property. Copies of the TSSA correspondence are attached in Appendix IV.

1.1.4 Environmental Database Search – ERIS

Pinchin retained ERIS to search all available federal, provincial, and private source databases for information pertaining to the Phase One Study Area. Unless otherwise noted, information obtained from the ERIS database search was reviewed for the entire Phase One Study Area. A copy of the ERIS report is provided in Appendix IV.

1.1.4.1 Environmental Incidents, Orders, Offences and Spills

ERIS completed a search of the various provincial and federal databases for information regarding environmental spills. O. Reg. 153/04 indicates that information from these databases only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. Details regarding the searched databases are provided in the ERIS report in Appendix IV.

- No records were found of spills for the Phase One Property, except for the following:
 - Three minor releases of hydraulic oil and motor oil were noted at the Phase One Property in 2020. However, based on the nature of these releases (i.e., minor quantities) it is Pinchin's opinion that the spills do not represent PCAs for the Phase One Property.
- No records were found of environmental spills for properties adjacent to the Phase One Property that would result in additional PCAs/APECs at the Phase One Property.

1.1.5 Property Underwriters' Reports and Plans

PURs provide detailed information on a site-specific basis, including descriptions of building construction, heating sources, production processes, and the presence of any hazardous chemicals or materials which may have been historically stored on the Phase One Property. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers, and storage tanks. Information provided on Property Underwriters' Plans (PUPs) includes the location, capacity, and contents of ASTs, USTs, chemical storage, and other forms of environmental hazards.



Pinchin contacted Opta to obtain copies of PURs and PUPs related to the Phase One Property. Opta provided Pinchin with copies of a PURs dated 1955, 1994 and 2008 (see Appendix IV). No additional APECs were identified in the PURs reviewed by Pinchin.

1.1.6 *City of Ottawa*

Inquiries were made to the City of Ottawa to conduct a search within their Historical Land Use Inventory (HLUI) and environmental (i.e., violations, sewer-use infractions, spills or leaks, waste disposal sites, etc.) databases for information concerning the Phase One Property and surrounding area. The HLUI database contains information concerning land uses within the City of Ottawa that may have the potential to impact soil and/or groundwater. A request was made to the City of Ottawa on January 6, 2022, and a response was received on February 24, 2022.

Based on Pinchin's review of the HLUI summary report provided by the City of Ottawa, the following additional PCAs were identified within the Phase One Study Area, outside of the Phase One Property:

- An RFO was listed at 284 Preston Street, approximately 205 m east of the Phase One Property (PCA-19);
- Various automotive repair facilities were located at 55 Breezehill Avenue North between 1960 and 2012. This property is located approximately 220 m northwest of the Phase One Property (PCA-20);
- Renters News, an inferred publisher/printing facility, was formerly located at 950 Gladstone Avenue. This property is located approximately 20 m south of the Phase One Property (PCA-21);
- Barrie Coal & Wood Yard was located at 53 Breezehill Avenue North between 1920 and 1922. This property is located approximately 230 m northwest of the Phase One Property (PCA-22);
- Various metal sign manufacturers were listed at 35 Laurel Street between 2003 and 2017. This property is located approximately 80 m north of the Phase One Property (PCA-23);
- Grant Trading Coal & Wood was located at 75 Breezehill Avenue North in 1940. This property is located approximately 185 m northwest of the Phase One Property (PCA-24);
- An automotive repair facility, Grandtech Auto, was listed at 111 Breezehill Avenue North in 2005. This property is located approximately 120 m northwest of the Phase One Property (PCA-25);



- Buchanan Lighting, an inferred light bulb manufacturer and retailer, was listed at 127 Loretta Avenue between 2001 and 2017. This property is located approximately 30 m north of the Phase One Property (PCA-26); and
- Mario's Dry Cleaning, an inferred dry-cleaning facility, was listed at 280 Preston Street in 1960. This property is located approximately 200 m east of the Phase One Property (PCA-27).

The 10 additional off-Site PCAs identified in the HLUI results are not considered to result in APECs at the Phase One Property given the distance between the PCAs and the Phase One Property, their downgradient or transgradient locations relative to the inferred groundwater flow direction in the Phase One Study Area, and/or the nature of operations and potential contaminants related to these operations.

A copy of Pinchin's request submitted to the City of Ottawa and their response are provided in Appendix IV.

PLAN OF SURVEY

A signed, sealed plan of survey is included in Appendix III.

CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

There has been no change to the use of the Phase One Property since the completion of the 2017 DST Phase One ESA, with exception to ownership of the Site Buildings transferring from 971 Gladstone Avenue Inc. in 2017; as well as various tenants of the Site Building changing from 2017 to present. It is noted that the Site Representative could not confirm the exact dates and/or tenants potentially occupied the Site Building; however, the Site Building has remained commercial use since 2017.

No new PCAs are identified based on the information provided by the Client regarding the tenants of the Site since 2017.

Table 2 provides a summary of the current and past land uses of the Phase One Property. All tables are provided in Appendix II.

CONCLUSIONS

Pinchin conducted this Phase One ESA Update in accordance with O. Reg. 153/04. The purpose of the Phase One ESA Update was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property that may have occurred since the completion of the 2017 DST Phase One ESA.



Five additional on-Site PCAs and resulting APECs were identified at the Site based on the results of this Phase One ESA Update. In addition, 10 additional off-Site PCAs were identified that were not considered to result in APECs at the Phase One Property given the distance between the PCAs and the Phase One Property, their downgradient or transgradient locations relative to the inferred groundwater flow direction in the Phase One Study Area, and/or the nature of operations and potential contaminants related to these operations.

Due to the presence of additional APECs on the Phase One Property, Pinchin recommends completing supplemental Phase Two ESA work to investigate the subsurface conditions at the Site in relation to the above-mentioned APECs.

The conclusions of this Phase One ESA Update represent the best judgment of the assessor based on the conditions of the Phase One Property observed on April 13, 2021 and a review of the information presented in the 2017 DST Phase One ESA.

The Phase One ESA Update of the property located at 951 Gladstone Avenue and Loretta Avenue North in Ottawa, Ontario has been conducted in accordance with O. Reg. 153/04, under the supervision of Scott Mather, P.Eng., QP_{ESA}.

PHASE ONE CONCEPTUAL SITE MODEL

A conceptual site model (CSM) has been created to provide a summary of the findings of the 2017 DST Phase One ESA and this Phase One ESA Update per the requirements outlined in O. Reg 153/04. The Phase One CSM is summarized in Figures 1 through 4 which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures;
- Water bodies located in whole or in part within the Phase One Study Area;
- Areas of natural significance located in whole or in part within the Phase One Study Area;
- Drinking water wells located at the Phase One Property;
- Land use of adjacent properties;
- Roads within the Phase One Study Area; and
- APECs at the Phase One Property.



The following provides a narrative summary of the Phase One CSM:

- The Phase One Property is an irregular triangular-shaped parcel of land approximately 2.6 acres (1.1 hectares) in size located at the northwest corner of the intersection of Loretta Avenue North and Gladstone Avenue in the City of Ottawa. The Phase One Property is improved with two multi-tenant commercial building structures with the following municipal addresses:
 - 951 Gladstone Avenue (Site Building A).
 - 145 Loretta Avenue North (Site Building B).
- The Phase One Property has been used for manufacturing and commercial purposes since its development in 1924.
- No water bodies were identified within the Phase One Study Area. The nearest water body is the Ottawa River, which is located approximately 1.0 kilometers northwest of the Phase One Property.
- No areas of natural significance were identified within the Phase One Study Area.
- No drinking water wells were located on the Phase One Property.
- Gladstone Avenue and Loretta Avenue North are located adjacent to the south and west of the Phase One Property, respectively. A former railway line is located adjacent to the east of the Phase One Property and at the time of this Phase One ESA Update the railway line is under construction. The property located north adjacent to the Site is currently occupied by multi-tenant commercial/retail building. Historical records indicate that a UST was present at the property at an unknown date.
- A total of 27 PCAs were identified within the Phase One Study Area, consisting of 13 PCAs at the Phase One Property and 14 PCAs within the Phase One Study Area, outside of the Phase One Property. Groundwater flow within the Phase One Study Area is interpreted to be to the north/northwest towards the Ottawa River. As shown on Figure 5, one of the off-Site PCAs consists of a PFO located at 175 Loretta Avenue North with ASTs located approximately 30 m south of the Phase One Property. In addition, four of the off-Site PCAs are in close proximity to the Phase One Property, including a former UST located adjacent to the north property boundary, a former railway line located adjacent to the east property boundary, a former ordnance depot located approximately 50 m northeast of the Phase One Property, and a current printing facility located approximately 20 m west of the Phase One Property. Given that these five PCAs are located upgradient and/or are less than 50 m from the Phase One Property, these off-Site



PCAs are considered to result in APECs at the Phase One Property. All other PCAs identified within the Phase One Study Area do not represent APECs at the Phase One Property based on inferred groundwater flow direction and/or distance between the PCA and the Phase One Property. Figure 6 provides a detailed summary of the APECs and associated PCAs and COPCs;

- Underground utilities at the Phase One Property provide potable water, natural gas, electrical, telephone, cable and sewer services to the Site Buildings. The exact location of underground utilities servicing the Phase One Property are unknown. Based on previous environmental investigations completed at the Site, groundwater is anticipated at 4.88 meters below ground surface (mbgs), and the utility corridors are expected to be well above the water table and would not act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property;
- The Ontario Geological Survey Quaternary Geology of Ontario map shows the Phase One Study Area as being underlain by Paleozoic bedrock. Bedrock is expected to consist of limestone, dolostone, shale, arkose and sandstone from the Ottawa Group, Simcoe Group and Shadow Lake Formation at depths of approximately 6.4 to 9.0 mbgs. During previous on-Site environmental investigations, the soil stratigraphy was observed to consist of fill materials to a maximum depth of 4.3 mbgs, underlain by native clay and till to a depth of 9.0 mbgs; and
- The Phase One Property is relatively flat with little relief. The area surrounding the Phase One Property slopes gradually to the north towards the Ottawa River. Local groundwater flow is inferred to be to the north, based on the topography of the area surrounding the Phase One Property and the location of the Ottawa River as well as information presented in previous environmental investigations. Regional groundwater flow is inferred to be to the north-northeast towards the Ottawa River.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.



LIMITATIONS

This Phase One ESA Update was performed in order to identify potential issues of environmental concern associated with the Phase One Property located at 951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase One ESA Update was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Phase One Property. This report was prepared for the exclusive use of TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc. c/o CLV Group Developments Inc (Client) subject to the conditions and limitations contained within the duly authorized proposal. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase One ESA Update did not include a visual or intrusive investigation for designated substances (e.g., asbestos, mould, PCB-containing electrical equipment, etc.) and, therefore, these materials may be present at the Phase One Property.



Phase One Environmental Site Assessment Update

951 Gladstone Avenue and 145 Loretta Avenue North, Ottawa, Ontario

TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc. c/o CLV Group Developments Inc.

October 19, 2022

Pinchin File: 285722.002

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

O. Reg. 153/04 does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable federal, provincial or municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase One ESA Update.

CLOSING REMARKS

We trust that the foregoing information is satisfactory for your present needs. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Pinchin Ltd.

Prepared by:

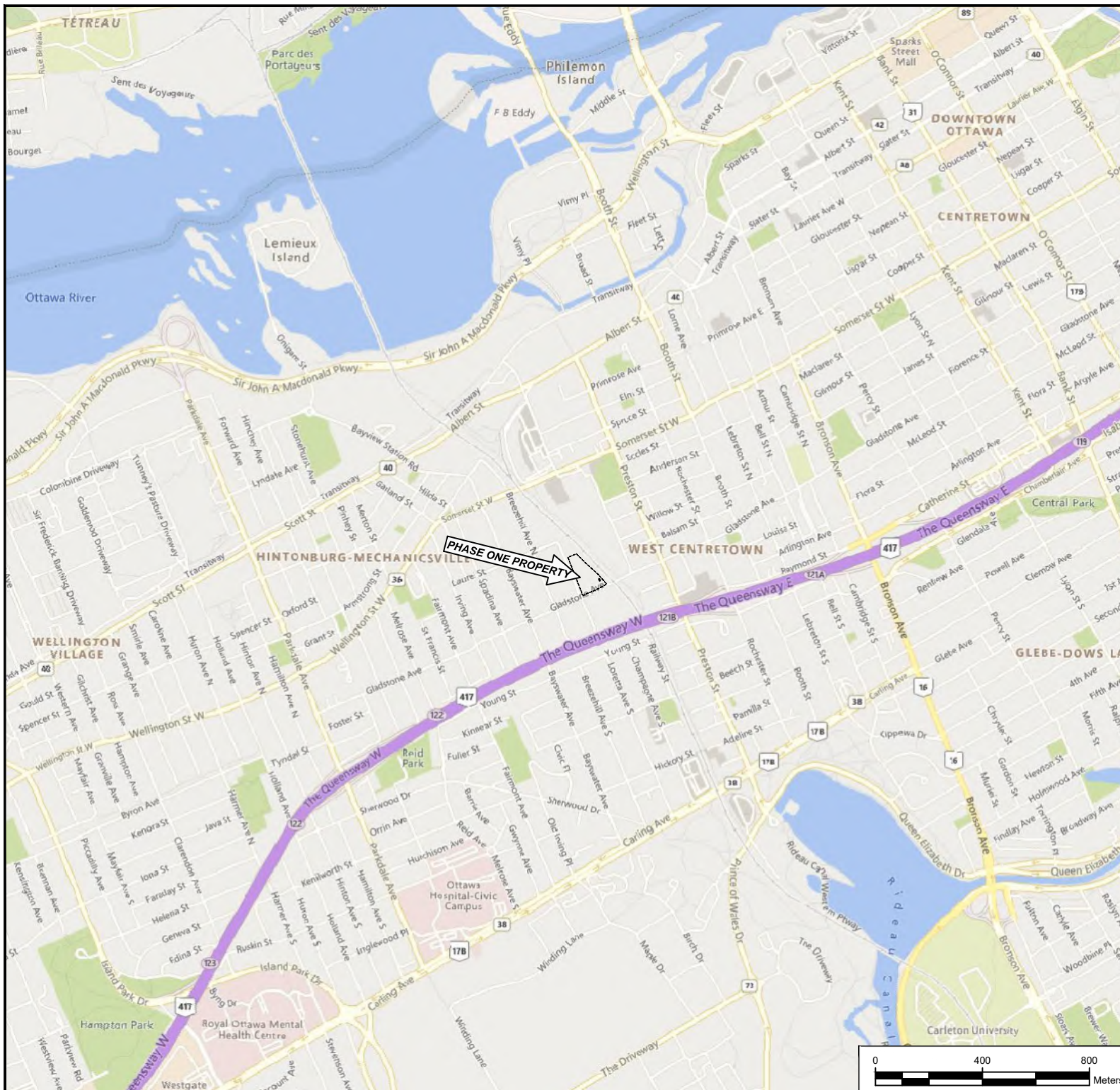
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Encl.:	Appendix I	Figures
	Appendix II	Tables
	Appendix III	Plan of Survey
	Appendix IV	Records Review

APPENDIX I
Figures



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PROJECT NAME:
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT UPDATE**

CLIENT NAME:
**TIP GLADSTONE LIMITED
PARTNERSHIP**

PROJECT LOCATION:
**951 GLADSTONE AVENUE
AND 145 LORETTA AVENUE
NORTH, OTTAWA, ONTARIO**

FIGURE NAME:
KEY MAP

PROJECT NUMBER:
285722.002

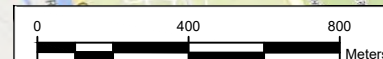
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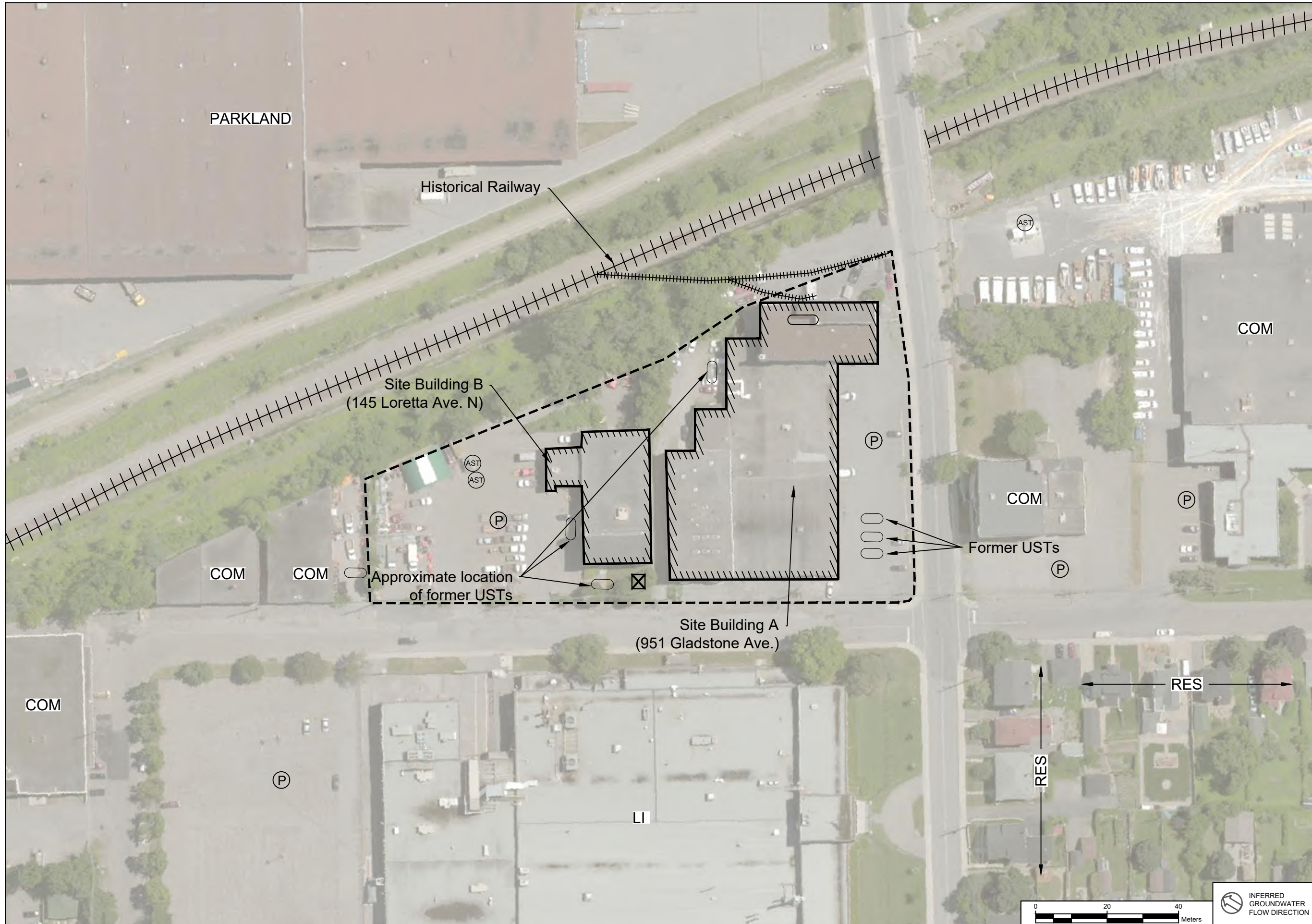
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REVIEWED BY:
AM

DATE:
OCTOBER 2022

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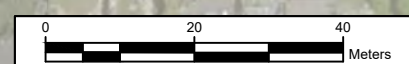
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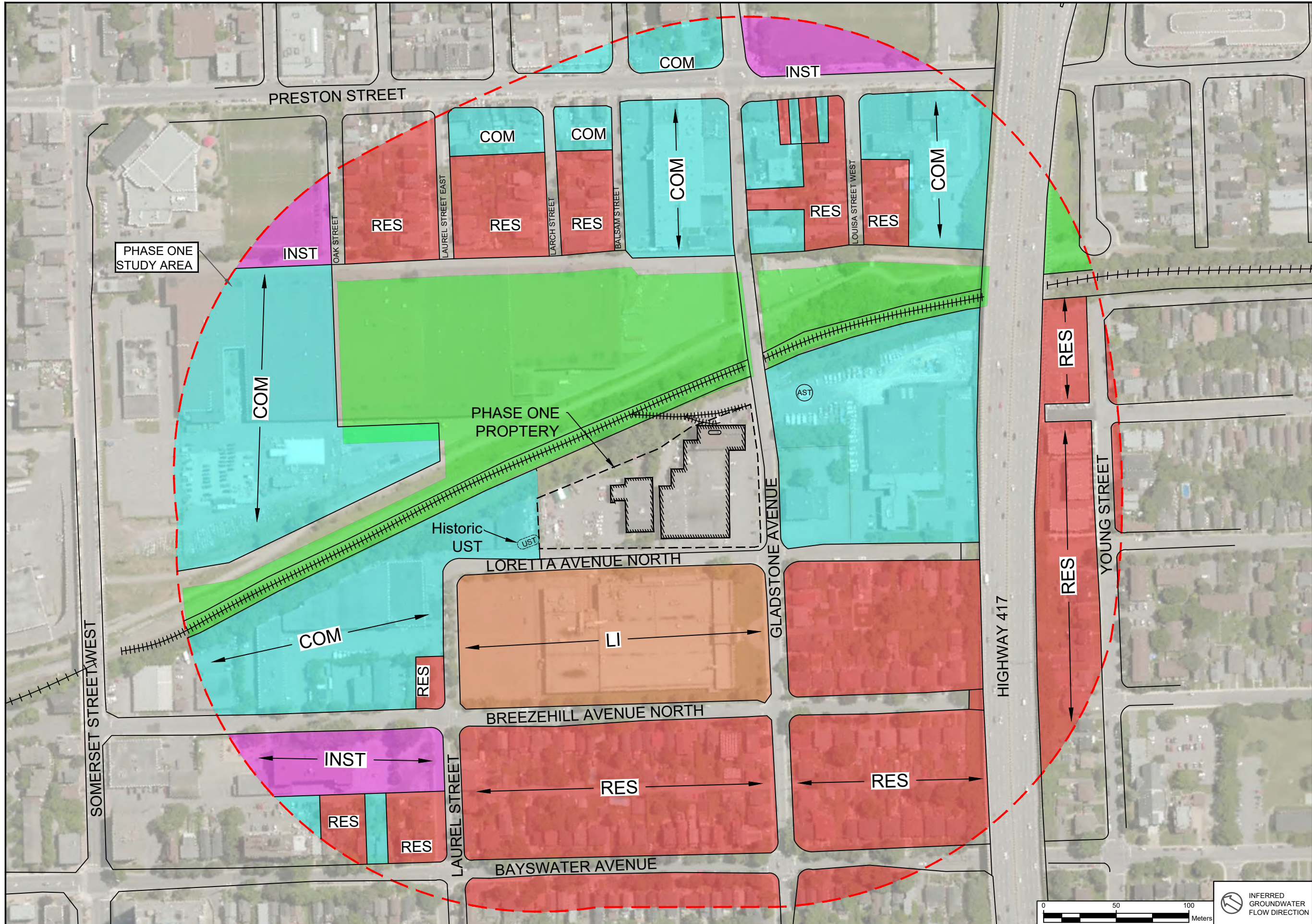
- PHASE ONE PROPERTY BOUNDARY
- ▨ SITE BUILDING
- RES RESIDENTIAL
- COM COMMERCIAL
- MTC MULTI-TENANT COMMERCIAL
- LI LIGHT-INDUSTRIAL
- AST ABOVEGROUND STORAGE TANK
- UST UNDERGROUND STORAGE TANK
- Ⓟ PARKING
- ++++ HISTORIC RAILWAY LINE
- ⊠ TRANSFORMER
- Ⓢ FORMER UNDERGROUND STORAGE TANK


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PROJECT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE	
CLIENT NAME: TIP GLADSTONE LIMITED PARTNERSHIP	
PROJECT LOCATION: 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO	
FIGURE NAME: PHASE ONE PROPERTY	
PROJECT NUMBER: 285722.002	SCALE: AS SHOWN
DRAWN BY: DM	REVIEWED BY: AM
DATE: OCTOBER 2022	FIGURE NUMBER: 2








LEGEND

- PHASE ONE PROPERTY BOUNDARY
- - - PHASE ONE STUDY AREA
- ▨ SITE BUILDING
- RES RESIDENTIAL
- COM COMMERCIAL
- INST INSTITUTIONAL
- LI LIGHT-INDUSTRIAL
- AST ABOVEGROUND STORAGE TANK
- UST UNDERGROUND STORAGE TANK
- ++++ HISTORIC RAILWAY LINE
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- LIGHT-INDUSTRIAL
- PARKLAND

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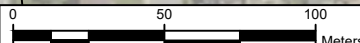
PROJECT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE


CLIENT NAME: TIP GLADSTONE LIMITED PARTNERSHIP

PROJECT LOCATION: 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO

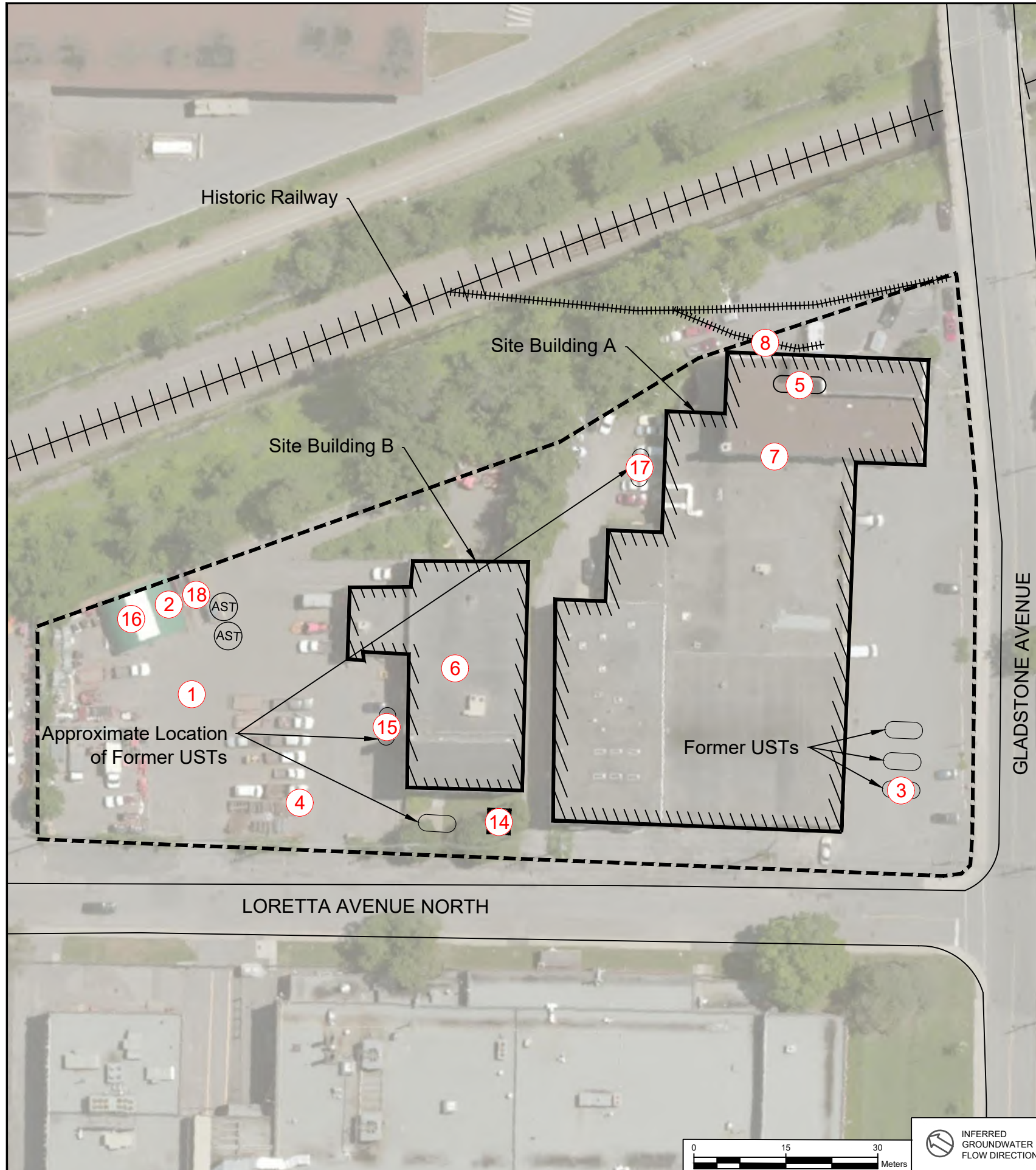
FIGURE NAME: PHASE ONE STUDY AREA

PROJECT NUMBER: 285722.002	SCALE: AS SHOWN
DRAWN BY: DM	REVIEWED BY: AM
DATE: OCTOBER 2022	FIGURE NUMBER: 3





INFERRED GROUNDWATER FLOW DIRECTION



PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-1	Parking areas and access routes located on the north and southwest portions of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Soil
PCA-2	Northeast portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil
PCA-3	Former on-Site RFO on the southwest portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil and Groundwater
PCA-4	Former on-Site UST on the west-central portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil and Groundwater
PCA-5	Former on-Site AST on the southeast portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil
PCA-6	Former on-Site automotive repair facility on the central portion of the Phase One Property	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	Soil and Groundwater
PCA-7	Former on-Site printing facility on the southeast portion of the Phase One Property	Item 31 - Ink Manufacturing, Processing and Bulk Storage	On-Site	Soil and Groundwater
PCA-8	Former on-Site rail spur on the southeast portion of the Phase One Property	Item 46 - Rail Yards, Tracks and Spurs	On-Site	Soil
PCA-14	Pad-mounted transformer on the west-central portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	Soil
PCA-15	Former on-Site UST on the northwest portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil and Groundwater
PCA-16	On-Site bulk salt storage on the northeast portion of the Phase One Property	Item 48 - Salt Manufacturing, Processing and Bulk Storage	On-Site	Soil and Groundwater
PCA-17	Current on-Site UST located northeast of Site Building A	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil and Groundwater
PCA-18	One double-walled 2,275-litre steel AST located on the northeast portion of the Phase One Property, adjacent to the south elevation of the on-Site Quonset hut	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Soil and Groundwater

LEGEND

- PHASE ONE PROPERTY BOUNDARY
- ▨ SITE BUILDING
- ⊙ PARKING
- ++++ HISTORIC RAILWAY LINE
- APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
- PCA POTENTIALLY CONTAMINATING ACTIVITY
- ⊕ PCA DOES NOT CONTRIBUTES TO AN APEC
- ⊖ PCA CONTRIBUTES TO AN APEC

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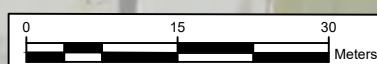
PROJECT NAME:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

CLIENT NAME:
TIP GLADSTONE LIMITED PARTNERSHIP

PROJECT LOCATION:
951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO

FIGURE NAME:
POTENTIALLY CONTAMINATING ACTIVITIES (ON-SITE)

PROJECT NUMBER: 285722.002	SCALE: AS SHOWN
DRAWN BY: DM	REVIEWED BY: AM
DATE: OCTOBER 2022	FIGURE NUMBER: 4





PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-9	One former UST associated with Hall Fuel Ltd., located on the north adjacent property, 131 Loretta Avenue North	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Groundwater
PCA-10	Former railway tracks located on the east adjacent property (no civic address)	Item 46 - Rail Yards, Tracks and Spurs	Off-Site	Groundwater
PCA-11	No. 26 Central Ordnance Depot historically located 50 m east of the Phase One Property (no civic address)	Item 38 - Ordnance Use	Off-Site	Groundwater
PCA-12	Off-site PFO associated with the City of Ottawa's Traffic Operations, located at 175 Loretta Avenue North	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Groundwater
PCA-13	Off-Site printing facility located at 975 Gladstone Avenue	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	Groundwater
PCA-19	Former RFO located at 284 Preston Street	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Not Applicable
PCA-20	Various historical automotive repair facilities located at 55 Breezehill Avenue North	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	Not Applicable
PCA-21	Renters News, an inferred publisher/printing facility, was formerly located at 950 Gladstone Avenue	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	Not Applicable
PCA-22	Barrie Coal & Wood Yard was located at 53 Breezehill Avenue North	Item 59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Off-Site	Not Applicable
PCA-23	Various metal sign manufacturers were historically located at 35 Laurel Street	Item 34 - Metal Fabrication	Off-Site	Not Applicable
PCA-24	Grant Trading Coal & Wood was located at 75 Breezehill Avenue North	Item 59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Off-Site	Not Applicable
PCA-25	An automotive repair facility, Grandtech Auto, was historically located at 111 Breezehill Avenue North	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	Not Applicable
PCA-26	Buchanan Lighting, an inferred light bulb manufacturer and retailer, was historically located at 127 Loretta Avenue	Item 29 - Glass Manufacturing	Off-Site	Not Applicable
PCA-27	Mario's Dry Cleaning, an inferred dry-cleaning facility, was historically located at 280 Preston Street	Item 37 - Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	Not Applicable



- LEGEND**
- PHASE ONE PROPERTY BOUNDARY
 - PHASE ONE STUDY AREA
 - ▨ SITE BUILDING
 - RES RESIDENTIAL
 - COM COMMERCIAL
 - INST INSTITUTIONAL
 - CMY COMMUNITY
 - APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
 - PCA POTENTIALLY CONTAMINATING ACTIVITY
 - Ⓜ PCA DOES NOT CONTRIBUTES TO AN APEC
 - Ⓝ PCA CONTRIBUTES TO AN APEC

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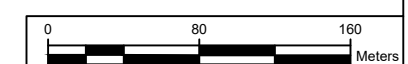
PROJECT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

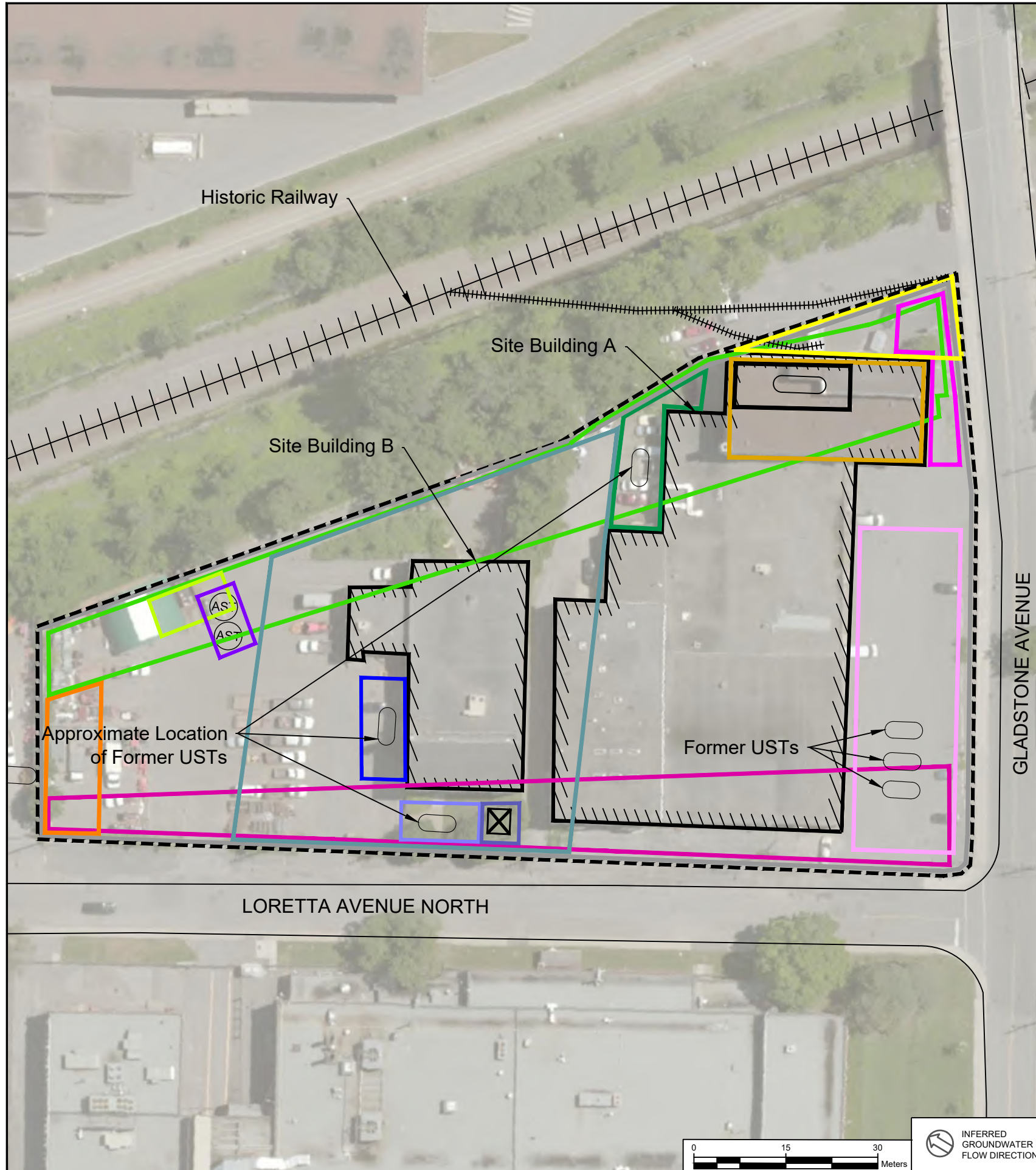
CLIENT NAME: TIP GLADSTONE LIMITED PARTNERSHIP

PROJECT LOCATION: 951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO

FIGURE NAME: POTENTIALLY CONTAMINATING ACTIVITIES - OFF-SITE

PROJECT NUMBER: 285722.002	SCALE: AS SHOWN
DRAWN BY: DM	REVIEWED BY: MA
DATE: OCTOBER 2022	FIGURE NUMBER: 5





APEC	Location of APEC	PCA	Location of PCA	COPCs	Media
APEC-1 (Fill of unknown quality)	Entire Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Metals, PHCs, PAHs	Soil and Groundwater
APEC-2 (Two gasoline above ground storage tanks [ASTs])	Northeast portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX, PHCs	Soil and Groundwater
APEC-3 (Former On-Site retail fuel outlet [RFO] with three underground storage tanks [USTs])	Southwest portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	VOCs, PHCs, PAHs, Metals	Soil and Groundwater
APEC-4 (Former On-Site UST west of 145 Loretta Site Building)	West-central portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX, PHCs	Soil and Groundwater
APEC-5 (Former On-Site AST within east portion of 951 Gladstone Site Building)	Southeast portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX, PHCs	Soil and Groundwater
APEC-6 (Former Automotive Service Garage in 145 Loretta Site Building)	Central Portion of Phase One Property	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	VOCs, PHCs, PAHs	Soil and Groundwater
APEC-7 (Former Printing Facility within east portion of 951 Gladstone Site Building)	Southeast Portion of Phase One Property	Item 31 - Ink Manufacturing, Processing and Bulk Storage	On-Site	VOCs, PHCs, PAHs, Metals	Soil and Groundwater
APEC-8 (Former Rail Spur)	Southeast Portion of Phase One Property	Item 46 - Rail Yards, Tracks and Spurs	On-Site	BTEX, PHCs, PAHs, Metals	Soil and Groundwater
APEC-9 (Off-Site UST to the north at 131 Loretta Avenue North)	North Portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	BTEX, PHCs	Soil and Groundwater
APEC-10 (Off-Site Rail Tracks at the east adjacent property)	East Portion of Phase One Property	Item 46 - Rail Yards, Tracks and Spurs	Off-Site	BTEX, PHCs, PAHs, Metals	Soil and Groundwater
APEC-11 (Former Off-Site Ordnance Depot to the northeast across the rail tracks)	East Portion of Phase One Property	Item 38 - Ordnance Use	Off-Site	VOCs, PHCs, PAHs, Metals	Soil and Groundwater
APEC-12 (Off-Site Private Fuel Outlet to the south at 175 Loretta Avenue North)	Southeast Portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	VOCs, PHCs, Metals	Soil and Groundwater
APEC-13 (Off-Site Printing Facility to the west at 975 Gladstone Avenue)	West Portion of Phase One Property	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	VOCs, PHCs, PAHs, Metals	Soil and Groundwater
APEC-14 (On-Site Pad Mounted Transformer west of 145 Loretta Site Building)	Central West Portion of Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs, PCBs	Soil
APEC-15 (Former On-Site UST northwest of 145 Loretta Site Building)	Northwest of Site Building B	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX, PHCs	Soil and Groundwater
APEC-16 (On-Site Salt Storage in a Quonset building)	Northeast Portion of Phase One Property	Item 48 - Salt Manufacturing, Processing and Bulk Storage	On-Site	EC, SAR, Sodium, Chloride	Soil and Groundwater
APEC-17 (Current/Former On-Site UST northeast of 951 Gladstone Site Building)	Northeast of Site Building A	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX, PHCs	Soil and Groundwater



LEGEND

--- PHASE ONE PROPERTY BOUNDARY

▨ SITE BUILDING

⊙ PARKING

++++ HISTORIC RAILWAY LINE

APEC AREA OF POTENTIALLY ENVIRONMENTAL CONCERN

□ APEC-1	□ APEC-12
□ APEC-2	□ APEC-13
□ APEC-3	□ APEC-14
□ APEC-4	□ APEC-15
□ APEC-5	□ APEC-16
□ APEC-6	□ APEC-17
□ APEC-7	
□ APEC-8	
□ APEC-9	
□ APEC-10	
□ APEC-11	

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PROJECT NAME:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

CLIENT NAME:
TIP GLADSTONE LIMITED PARTNERSHIP

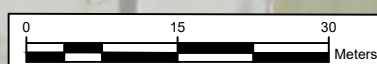
PROJECT LOCATION:
951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH, OTTAWA, ONTARIO

FIGURE NAME:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

PROJECT NUMBER: 285722.002	SCALE: AS SHOWN
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DRAWN BY: DM	REVIEWED BY: AM
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DATE: OCTOBER 2022	FIGURE NUMBER: 6
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APPENDIX II
Tables



Table 1 - Table of Current and Past Uses of the Phase One Property

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
951 & 971 Gladstone Avenue: PIN 04107-0292 (LT) (formerly PIN 04107-0276 (LT))				
Pre-1892	Crown	Agricultural or undeveloped land.	Agriculture or Other Use	Assumed undeveloped or agricultural based on title search.
1892 - 1830	David Rutherford	Agricultural or undeveloped land.	Agriculture or Other Use	
1830 - 1837	Francis Hardy	Agricultural or undeveloped land.	Agriculture or Other Use	
1837 - 1838	James Johnston	Agricultural or undeveloped land.	Agriculture or Other Use	
1838 - 1850	Joseph Hinton	Agricultural or undeveloped land.	Agriculture or Other Use	
1850 - 1875	Nicholas Sparks	Agricultural or undeveloped land.	Agriculture or Other Use	
1875 - 1903	Esther Slater	Agricultural or undeveloped land.	Agriculture or Other Use	
1903 - 1927	J. Oliver & Sons Ltd.	Agricultural or undeveloped land then developed for commercial use in the 1920s.	Commercial Use	The 1922 FIP indicated two building structured on the southwest portion of the Site. Based on the 1925 aerial photograph, two building structures are indicated at the Site partially located within the municipal address 951 Gladstone Avenue and a railway spur is located in the east portion of the Site.
1927 - 1928	George Morrison & Richard Lamothe	Commercial building for bread manufacturing.	Commercial Use	



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1928 - 1963	Inter City Baking Co. Ltd.	Commercial building structure occupied by Standard Bread Co. Limited, a garage and a shipping and sorting facility.	Commercial Use	Based on the 1938 aerial photograph, two building structures are indicated at the Site and a railway spur is located in the east portion of the Site partially located within the municipal address 951 Gladstone Avenue. The 1958 aerial photograph and 1956 FIP indicate a building structure similar in size and configuration of the present-day Site Building. Based on a review of the 1956 FIP, the Site Building was occupied by Standard Bread Co. Limited, a garage and a shipping and sorting facility and heating was provided by fuel oil.
1963 - 1967	Harvey J. Hyde & Benjamin Rathwell (in trust)	Commercial building structure occupied by Standard Bread Co. Limited, a garage and a shipping and sorting facility.	Commercial Use	The 1965 aerial photograph indicate a building structure similar in size and configuration of the present-day Site Building.
1967 - 1969	Ottawa Rodney Investments Limited	Commercial building structure occupied by Standard Bread Co. Limited, a garage and a shipping and sorting facility.	Commercial Use	
1969 - 2009	Erawan House (International) Ltd.	Multi-tenant residential and commercial building structure occupied by various tenants including Love Printing Service Limited Printing, Enriched Bread Artists, Aboutface Drymounting.	Residential Use and Commercial Use	The 1971 through to 2007 city directories indicated the Site was occupied by various commercial tenants including Love Printing Service Limited Printing, Enriched Bread Artists, Aboutface Drymounting and residential tenants. The 1976, 1984, 1991, 1999 and 2005 aerial photograph indicate a building structure similar in size and configuration to the present-day Site Building.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2009 - 2017	Gladstone Avenue Inc.	Commercial building structure occupied by Enriched Bread Artists Studios.	Commercial Use	The 2011 city directories indicate the Site was occupied by Enriched Bread Artists Studios. The 2014 and 2016 aerial photographs indicate a building structure similar in size and configuration of the present-day Site Building.
2017 - 2017	2561592 Ontario Inc. (Gladstone Limited Partnership)	Commercial building structure occupied by various commercial tenants including art studios, glass shops, woodworking facilities, battery storage and parts facility.	Commercial Use	Based on information collected during the Site reconnaissance, the Site Building was commercial use and occupied by various commercial tenants including art studios, glass shops, woodworking facilities, battery storage and parts facility.
2017 - Present	971 Gladstone Avenue Inc.	Commercial building structure occupied by various commercial tenants including art studios, glass shops, woodworking facilities, battery storage and parts facility.	Commercial Use	Based on information collected during the Site reconnaissance, the Site is currently commercial use and occupied by various commercial tenants including art studios, glass shops, woodworking facilities, battery storage and parts facility.

145 Loretta Avenue North: PIN 04107-0291 (LT) (formerly PIN 04107-0013 (LT))

Pre-1892	Crown	Agricultural or undeveloped land.	Agriculture or Other Use	Assumed undeveloped or agricultural based on title search.
1892 - 1830	David Rutherford	Agricultural or undeveloped land.	Agriculture or Other Use	
1830 - 1837	Francis Hardy	Agricultural or undeveloped land.	Agriculture or Other Use	
1837 - 1838	James Johnston	Agricultural or undeveloped land.	Agriculture or Other Use	



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1838 - 1850	Joseph Hinton	Agricultural or undeveloped land.	Agriculture or Other Use	
1850 - 1875	Nicholas Sparks	Agricultural or undeveloped land.	Agriculture or Other Use	
1875 - 1892	Mary Sparks	Agricultural or undeveloped land.	Agriculture or Other Use	
1892 - 1906	Sarah Sparks	Agricultural or undeveloped land.	Agriculture or Other Use	
1906 - 1950	Robert Slater	Commercial building assumed for general use.	Commercial Use	Based on the 1925 and 1938 aerial photographs, two building structures are indicated at the Site partially located within the municipal address 145 Loretta Avenue North and a railway spur is located on the east portion of the Site.
1950 - 1954	Major Hill Realities Ltd.	Commercial building assumed for general use.	Commercial Use	
1954 - 1966	John S. Hall	Commercial building structure occupied by Bell Telephone Co. of Canada.	Commercial Use	The 1958 and 1965 aerial photographs and 1956 FIP indicate a building structure similar in size and configuration of the present-day Site Building. Based on review of the 1958 FIP, the Site Building was occupied by Bell Telephone Co. of Canada and a UST was located in the southwest portion of the Site Building.
1966 - 1970	C.A. Johannsen & Sons Ltd.	Commercial building structure occupied by Bell Telephone Co. of Canada.	Commercial Use	
1970 - 1973	South Woodward Developments Limited	Commercial building structure occupied by Chenevert Guy Limited Heating & Electrical Supplies.	Commercial Use	The city directories indicated the Site was occupied by Chenevert Guy Limited Heating & Electrical Supplies.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1973 - 1976	Guy Chenevert Limited	Commercial building structure occupied by Chenevert Guy Limited Heating & Air Conditioning and National Grocers Co.	Commercial Use	The city directories indicated the Site was occupied by Chenevert Guy Limited Heating & Air Conditioning and National Grocers Co., in 1976. The 1976 aerial photograph indicates a building structure similar in size and configuration of the present-day Site Building.
1976 - 1979	Boone Plumbing Supply Ltd.	Commercial building structure occupied by Chenevert Guy Limited Heating & Air Conditioning and National Grocers Co.	Commercial Use	
1979 - 2001	British American Bank Note Company Limited (name change to Quebecor World Inc.)	Commercial building structure occupied by British American Bank Note Inc. and British American Security Research.	Commercial Use	The city directories indicated the Site was occupied by British American Security Research in 1981/1982 and British American Bank note Inc., in 1987. The 1984, 1991 and 1999 aerial photographs indicate a building structure similar in size and configuration of the present-day Site Building.
2001 - 2013	1470505 Ontario Inc.	Commercial building structure occupied by Digital Pre-Press Integration Inc., and Terrapro Corporation.	Commercial Use	The city directories indicated the Site was occupied by Terrapro Corporation in 2006/2007 and Digital Pre-Press Integration Inc., in 2011. The 2005 aerial photograph indicates a building structure similar in size and configuration of the present-day Site Building.
2013 - 2017	Loretta Avenue Inc.	Commercial building structure occupied by Digital Pre-Press Integration Inc., and Terrapro Corporation.	Commercial Use	The 2014 and 2016 aerial photographs indicate a building structure similar in size and configuration of the present-day Site Building.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017 - 2017	2561592 Ontario Inc.	Commercial building structure occupied by Digital Pre-Press Integration Inc., and Terrapro Corporation.	Commercial Use	Based on aerial photographs, a building structure similar in size and configuration of the present-day Site Building.
2017 - Present	971 Gladstone Avenue Inc.	Commercial building structure occupied by various commercial tenants including a brewery, commercial office space and a gym.	Commercial Use	Based on information collected during the Site reconnaissance, the Site is currently commercial use and occupied by various commercial tenants including a brewery, commercial office space and a gym.

Table 2 - Table of Potentially Contaminating Activities

PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Distance from Phase One Property (metres)	Location Relative to Inferred Groundwater Flow Direction ¹	Contributing to an APEC at the Site (Yes/No)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-1	Parking areas and access routes located on the north and southwest portions of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-2	Northeast portion of Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-3	Former on-Site RFO on the southwest portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-4	Former on-Site UST on the west-central portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-5	Former on-Site AST on the southeast portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-6	Former on-Site automotive repair facility on the central portion of the Phase One Property	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-7	Former on-Site printing facility on the southeast portion of the Phase One Property	Item 31 - Ink Manufacturing, Processing and Bulk Storage	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-8	Former on-Site rail spur on the southeast portion of the Phase One Property	Item 46 - Rail Yards, Tracks and Spurs	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-9	One former UST associated with Hall Fuel Ltd., located on the north adjacent property, 131 Loretta Avenue North	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	5	Downgradient	Yes	Groundwater

PCA-10	Former railway tracks located on the east adjacent property (no civic address)	Item 46 - Rail Yards, Tracks and Spurs	Off-Site	25	Upgradient/ Transgradient	Yes	Groundwater
PCA-11	No. 26 Central Ordnance Depot historically located 50 m east of the Phase One Property (no civic address)	Item 38 - Ordnance Use	Off-Site	50	Upgradient/ Transgradient	Yes	Groundwater
PCA-12	Off-site PFO associated with the City of Ottawa's Traffic Operations, located at 175 Loretta Avenue North	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	35	Upgradient	Yes	Groundwater
PCA-13	Off-Site printing facility located at 975 Gladstone Avenue	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	20	Transgradient	Yes	Groundwater
PCA-14	Pad-mounted transformer on the west-central portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-15	Former on-Site UST on the northwest portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-16	On-Site bulk salt storage on the northeast portion of the Phase One Property	Item 48 - Salt Manufacturing, Processing and Bulk Storage	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-17	Current on-Site UST located northeast of Site Building A	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-18	One double-walled 2,275-litre steel AST located on the northeast portion of the Phase One Property, adjacent to the south elevation of the on-Site Quonset hut	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil and Groundwater
PCA-19	Former RFO located at 284 Preston Street	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	205	Upgradient/ Transgradient	No	Not Applicable

PCA-20	Various historical automotive repair facilities located at 55 Breezehill Avenue North	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	220	Transgradient	No	Not Applicable
PCA-21	Renters News, an inferred publisher/printing facility, was formerly located at 950 Gladstone Avenue	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	20	Upgradient	No	Not Applicable
PCA-22	Barrie Coal & Wood Yard was located at 53 Breezehill Avenue North	Item 59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Off-Site	230	Downgradient	No	Not Applicable
PCA-23	Various metal sign manufacturers were historically located at 35 Laurel Street	Item 34 - Metal Fabrication	Off-Site	80	Downgradient	No	Not Applicable
PCA-24	Grant Trading Coal & Wood was located at 75 Breezehill Avenue North	Item 59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Off-Site	185	Downgradient	No	Not Applicable
PCA-25	An automotive repair facility, Grandtech Auto, was historically located at 111 Breezehill Avenue North	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	120	Downgradient	No	Not Applicable
PCA-26	Buchanan Lighting, an inferred light bulb manufacturer and retailer, was historically located at 127 Loretta Avenue	Item 29 - Glass Manufacturing	Off-Site	30	Downgradient	No	Not Applicable
PCA-27	Mario's Dry Cleaning, an inferred dry-cleaning facility, was historically located at 280 Preston Street	Item 37 - Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	200	Upgradient/ Transgradient	No	Not Applicable

Notes:

APEC – Area of Potential Environmental Concern

PCA – Potentially Contaminating Activity

1 – Location of PCA relative to the Phase One Property in relation to the inferred groundwater flow direction in the Phase One Study Area

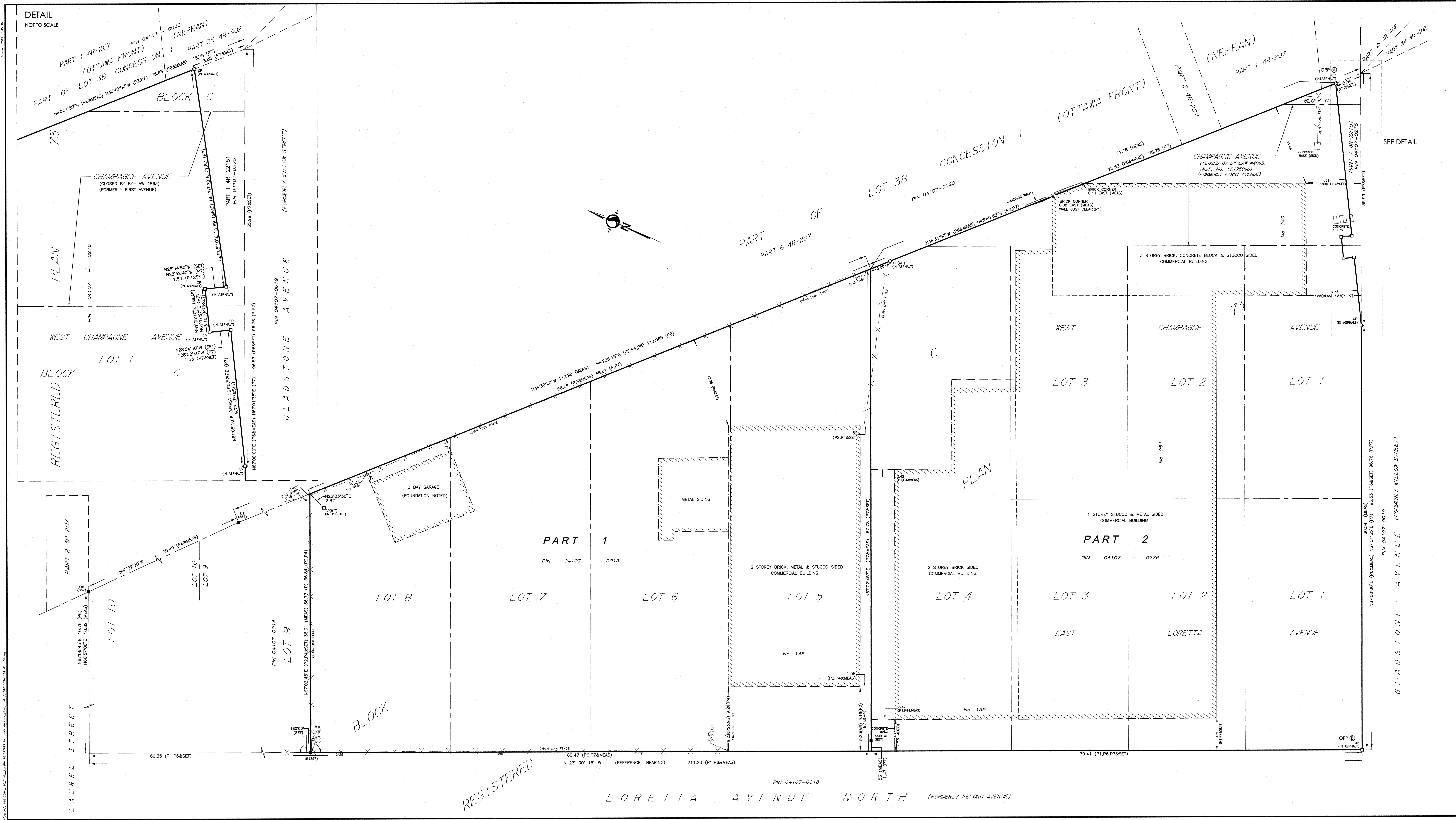
Table 3 - Table of Areas of Potential Environmental Concern

Area of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Fill of unknown quality)	Entire Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Metals PHCs PAHs	Soil
APEC-2 (Fuel AST)	Northeast portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX PHCs	Soil
APEC-3 (Former On-Site RFO)	Southwest portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	VOCs PHCs PAHs Metals	Soil and Groundwater
APEC-4 (Former On-Site UST)	West-central portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX PHCs	Soil and Groundwater
APEC-5 (Former On-Site AST)	Southeast portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX PHCs	Soil and Groundwater

APEC-6 (Former Automotive Service Garage)	Central Portion of Phase One Property	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	VOCs PHCs PAHs	Soil and Groundwater
APEC-7 (Former Printing Facility)	Southeast Portion of Phase One Property	Item 31 - Ink Manufacturing, Processing and Bulk Storage	On-Site	VOCs PHCs PAHs Metals	Soil and Groundwater
APEC-8 (Former Rail Spur)	Southeast Portion of Phase One Property	Item 46 - Rail Yards, Tracks and Spurs	On-Site	BTEX PHCs PAHs Metals	Soil
APEC-9 (Off-Site UST)	North Portion of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	BTEX PHCs	Groundwater
APEC-10 (Off-Site Rail Tracks)	East Portion of Phase One Property	Item 46 - Rail Yards, Tracks and Spurs	Off-Site	BTEX PHCs PAHs Metals	Groundwater
APEC-11 (Former Off-Site Ordnance Depot)	East Portion of Phase One Property	Item 38 - Ordnance Use	Off-Site	VOCs PHCs PAHs Metals	Groundwater
APEC-12 (Off-Site Private Fuel Outlet)	Southeast Portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	VOCs PHCs Metals	Groundwater

APEC-13 (Off-Site Printing Facility)	West Portion of Phase One Property	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	VOCs PHCs PAHs Metals	Groundwater
APEC-14 (Pad Mounted Transformer)	Central West Portion of Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil
APEC-15 (Former On-Site UST)	Northwest of Site Building B	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX PHCs	Soil and Groundwater
APEC-16 (On-Site Salt Storage)	Northeast Portion of Phase One Property	Item 48 - Salt Manufacturing, Processing and Bulk Storage	On-Site	EC SAR Sodium Chloride	Soil and Groundwater
APEC-17 (Current/Former On-Site UST)	Northeast of Site Building A	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX PHCs	Soil and Groundwater
APEC-18 (Fuel AST)	Northeast portion of Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX PHCs	Soil

APPENDIX III
Plan of Survey



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: *Nov 9/18*

Brian J. Webster
 BRIAN J. WEBSTER
 ONTARIO LAND SURVEYOR

PLAN 4R-31991
 RECEIVED AND DEPOSITED

DATE: *June 6, 2019*

R. Natta
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4

SCHEDULE		
PART	LOT/BLOCK	PIN
1	ALL OF 5, 6, 7 AND 8 BLOCK C	ALL OF 04107-0013
2	PART OF 1 AND ALL OF 2 AND 3 (WEST CHAMPAGNE AVENUE) BLOCK C ALL OF 1, 2, 3 AND 4 (EAST LORETTA AVENUE) BLOCK C PART OF C AND PART OF CHAMPAGNE AVENUE (CLOSED BY BY-LAW #4863, INST. NO. CR175096)	73 ALL OF 04107-0276

PLAN OF SURVEY OF
PART OF LOT 1 & LOTS 2 & 3
BLOCK C AND
LOTS 1, 2, 3 & 4 (EAST LORETTA AVENUE)
BLOCK C AND
LOTS 5, 6, 7 & 8
BLOCK C AND
PART OF BLOCK C AND
PART OF CHAMPAGNE AVENUE
(CLOSED BY BY-LAW #4863, INST. NO. CR175096)
REGISTERED PLAN 73
CITY OF OTTAWA

Scale 1:200

0 5 10 METRES

METRIC CONVERSION
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LORETTA AVENUE NORTH AS SHOWN ON PLAN 4R-207, HAVING A BEARING OF N 23° 00' 15" W.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 1972/83 AND 1968/91, CENTRAL MERIDIAN 74° 30' WEST LONGITUDE WITH ZONE 8 NAD83 (FOR CANADA). COORDINATES TO URBAN ACCURACY PER SEC 1412 OF O.REG. 214/10

ORP ID	NORTHING	EASTING
①	502949.12	346288.15
②	502957.84	346222.35

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND (IF APPLICABLE)

■	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS	SET MONUMENTS
○	IRON BAR	IRON BAR
●	ROUND IRON BAR	ROUND IRON BAR
⊕	STANDARD IRON BAR	STANDARD IRON BAR
⊖	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
⊗	CUT CROSS	CUT CROSS
⊙	CONCRETE PIN	CONCRETE PIN
⊚	WITNESS	WITNESS
⊛	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
⊜	MEASURED	MEASURED
⊝	PROPORTIONED	PROPORTIONED
⊞	ORIGIN UNKNOWN	ORIGIN UNKNOWN
⊟	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
P1	REGISTERED PLAN 73	REGISTERED PLAN 73
P2	PLAN BY 725 DATED AUGUST 23, 1947	PLAN BY 725 DATED AUGUST 23, 1947
P3	PLAN BY 857 DATED AUGUST 10, 1979	PLAN BY 857 DATED AUGUST 10, 1979
P4	PLAN BY 858 DATED AUGUST 10, 1981	PLAN BY 858 DATED AUGUST 10, 1981
P5	PLAN BY 857 DATED JUNE 21, 2001	PLAN BY 857 DATED JUNE 21, 2001
P6	PLAN BY A&M DATED NOVEMBER 6, 1943	PLAN BY A&M DATED NOVEMBER 6, 1943
P7	PLAN 4R-207	PLAN 4R-207
P8	PLAN 4R-22151	PLAN 4R-22151

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 16th DAY OF JULY, 2018.

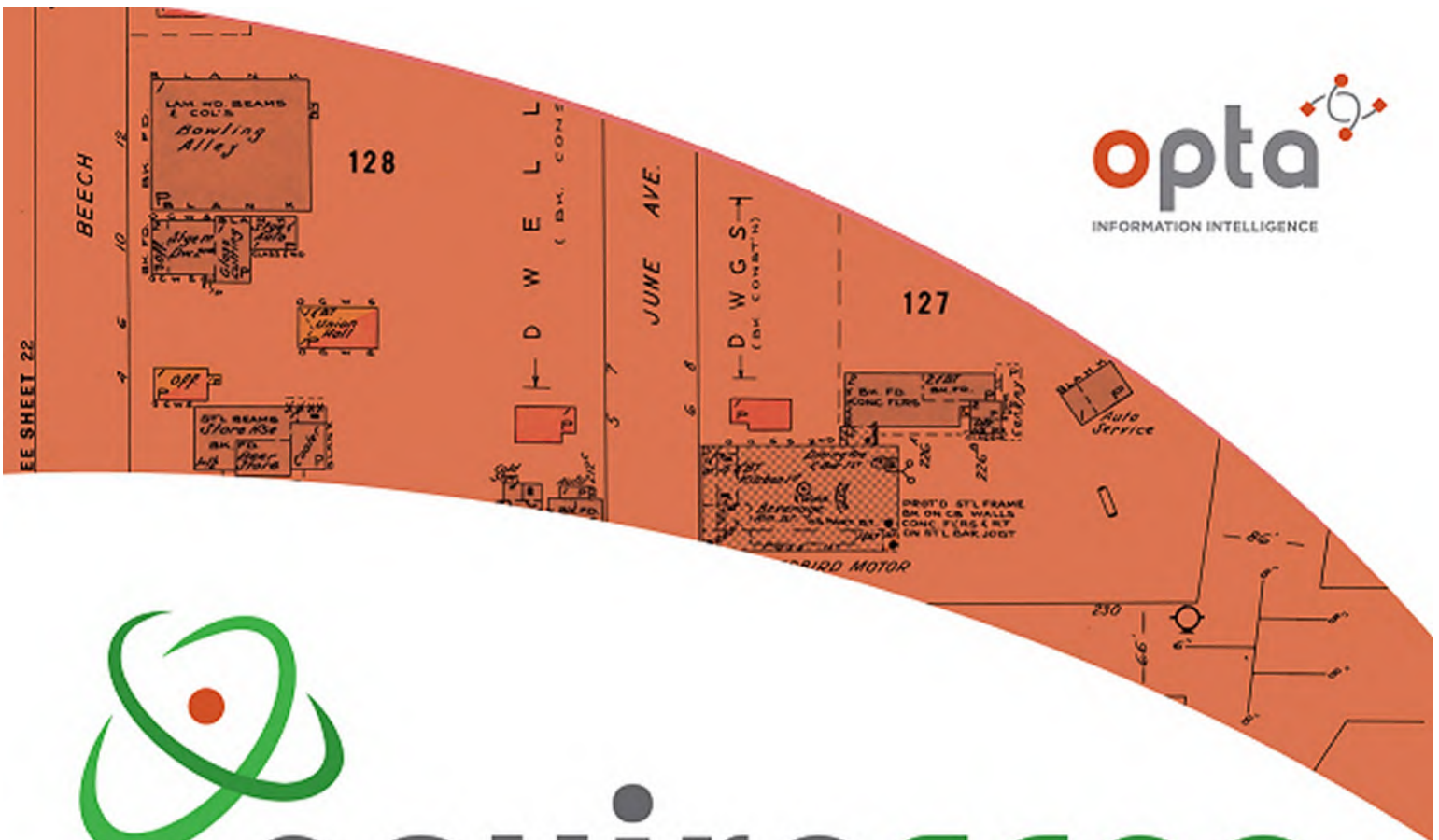
Nov 9/18
 DATE

Brian J. Webster
 BRIAN J. WEBSTER
 ONTARIO LAND SURVEYOR

Stantec Geomatics Ltd.
 CANADA LAND SURVEYORS
 ONTARIO LAND SURVEYORS
 131 OLIVE AVENUE, SUITE 400
 OTTAWA, ONTARIO, K2C 3G4
 TEL: 613-721-4000 FAX: 613-721-2799
 stantec.com

DRAWN: ME/CCG CHECKED: BW PML: BW FIELD: ES PROJECT No.: 141613694-114

APPENDIX IV
Records Review



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Stephanie

Site Address:

145 155 Loretta Avenue North Ottawa ON

Project No:

21072000119

Opta Order ID:

93664

Requested by:
**Eleanor Goolab
Ecolog Eris**

Date Completed:
7/28/2021 11:41:27 AM



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Opta Historical Environmental Services Enviroscan TM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



175 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3

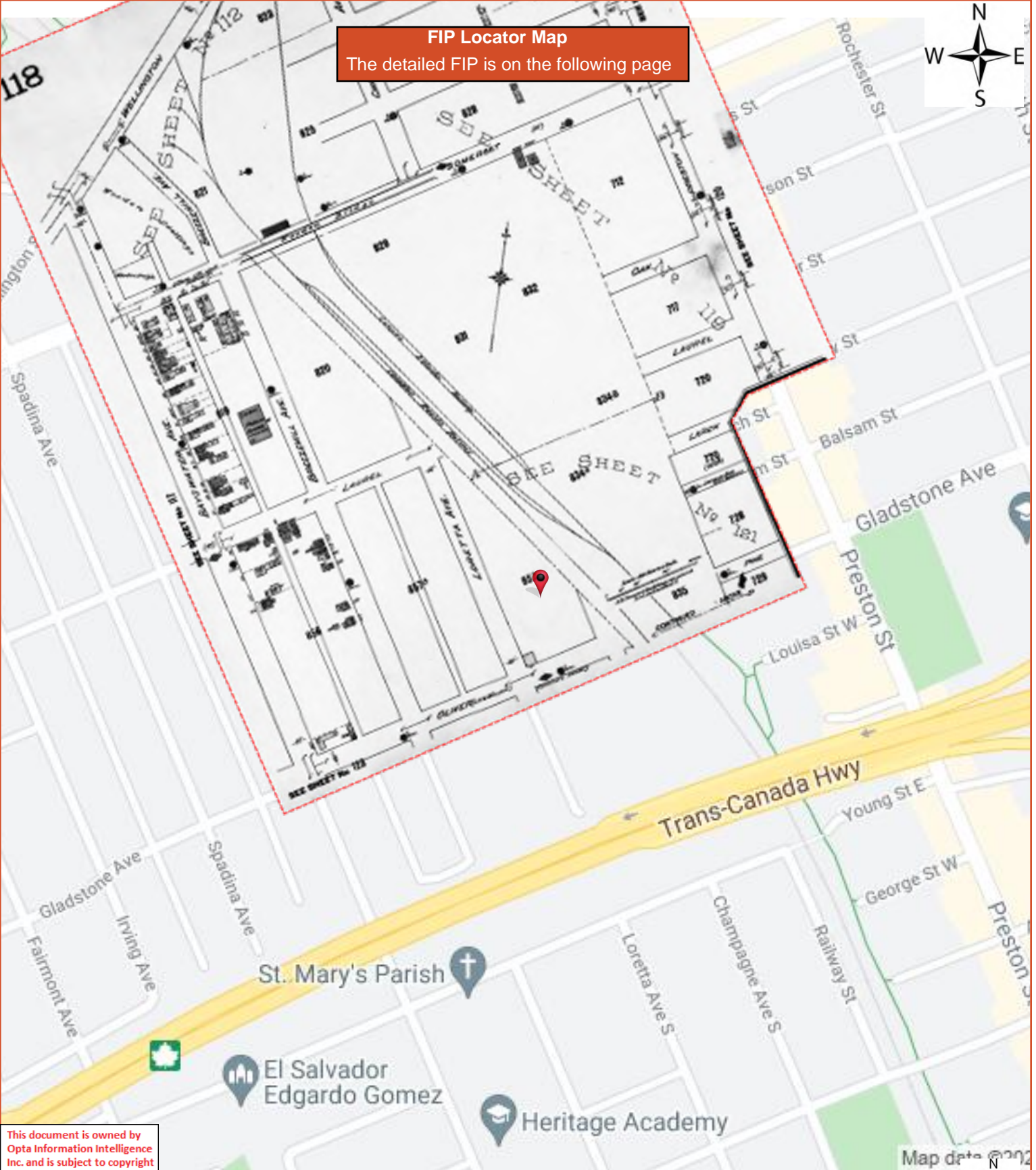
T: 905.882.6300
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Page	Report Title
6	(1912) Volume: Ottawa Volume 2 Firemap: 118
8	(1912) Volume: Ottawa Volume 2 Firemap: 119
10	(1912) Volume: Ottawa Volume 2 Firemap: 121
12	(1912) Volume: Ottawa Volume 2 Firemap: 123
14	(1965) Volume: Ottawa Volume 3 Firemap: 319-1
16	(1965) Volume: Ottawa Volume 3 Firemap: 319-2
18	(1965) Volume: Ottawa Volume 3 Firemap: 319-3
20	(1965) Volume: Ottawa Volume 3 Firemap: 319-4
22	(1948) Volume: Ottawa Firemap: 318
24	(1948) Volume: Ottawa Firemap: 319
25	(1955) SURVEY FOR RATING FIRE-RESISTIVE RISK Report - 1955 145 Loretta Ave North Ottawa ON K1Y3E5 (distance = 0 metres*)
30	(2008) Inspection Report - 2008 6831699 CANADA INC 155 Loretta Ave North Ottawa ON K1Y3E5 (distance = 0 metres*)
49	(1994) Multirisk Report - 1994 MARQUE HOCO BRANDS 155 Loretta Ave North Ottawa ON K1Y3E5 (distance = 0 metres*)

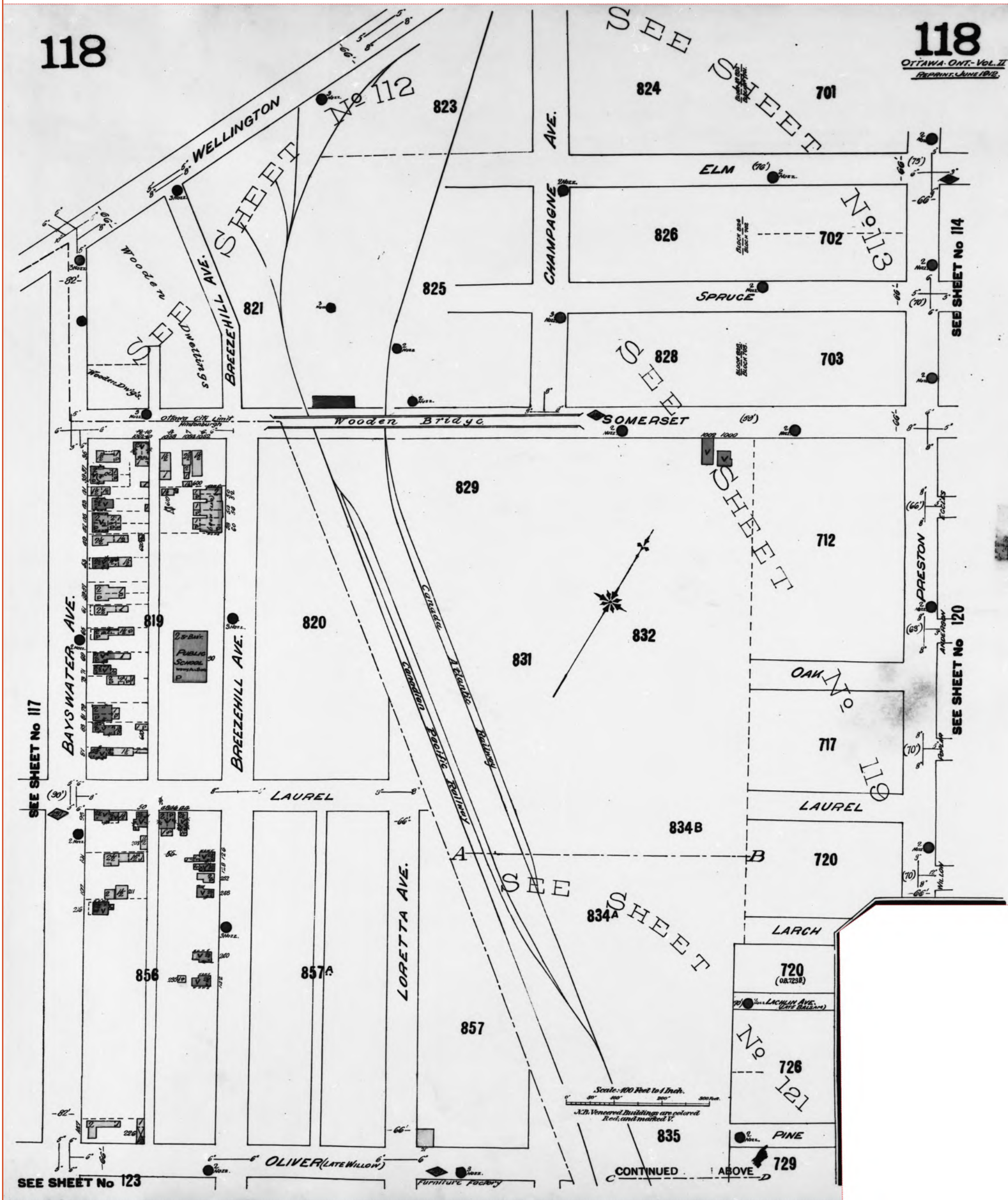


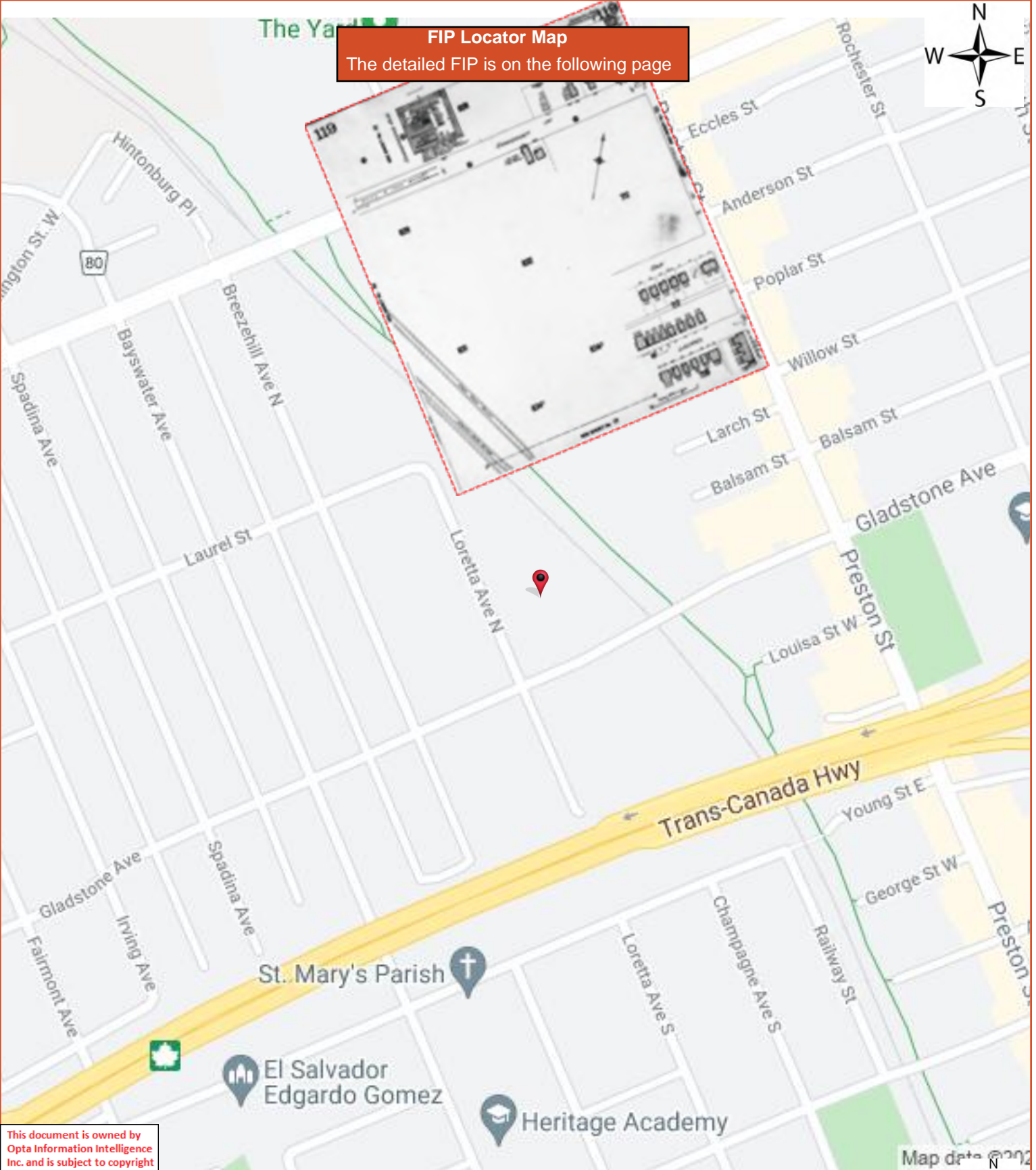


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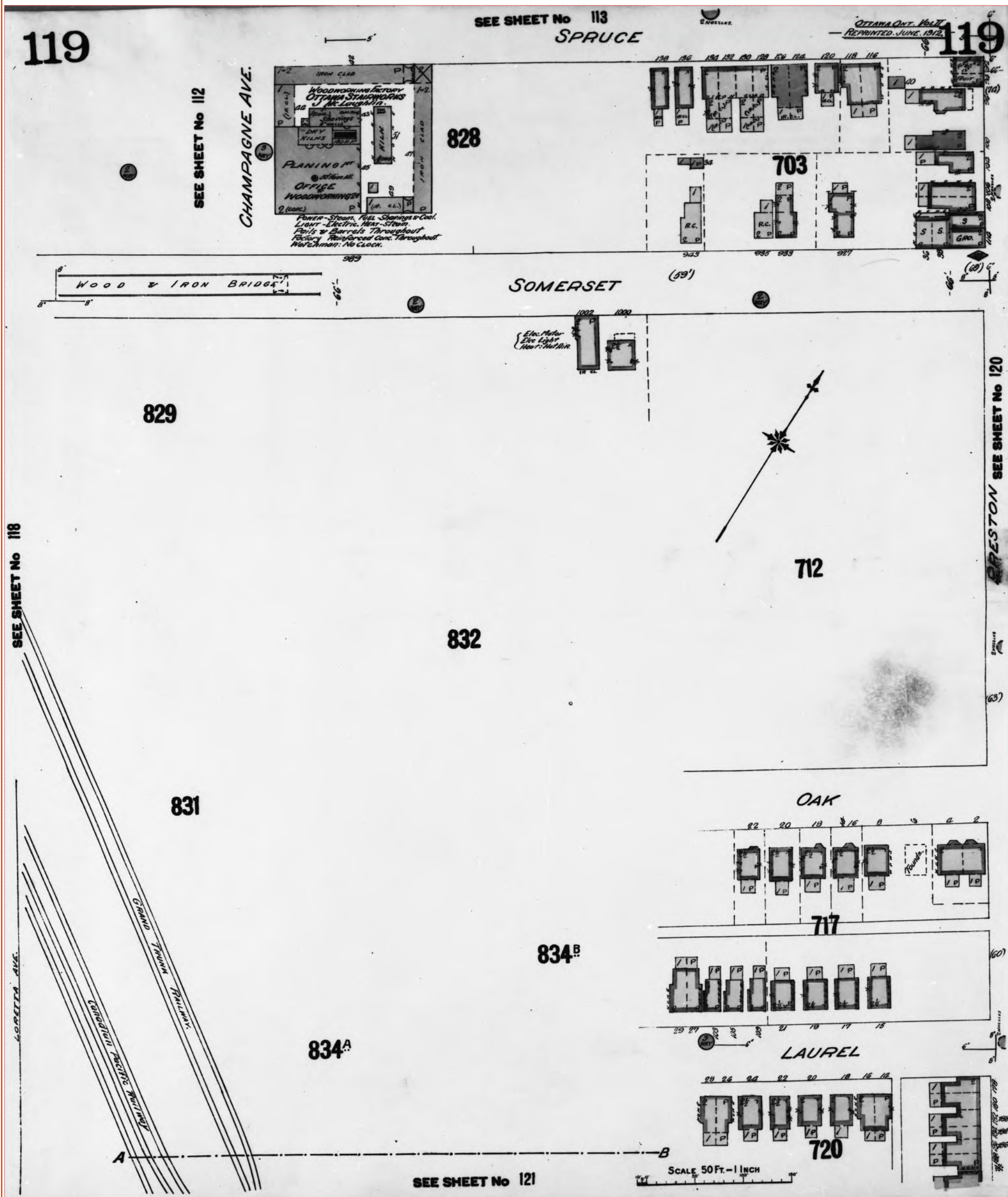


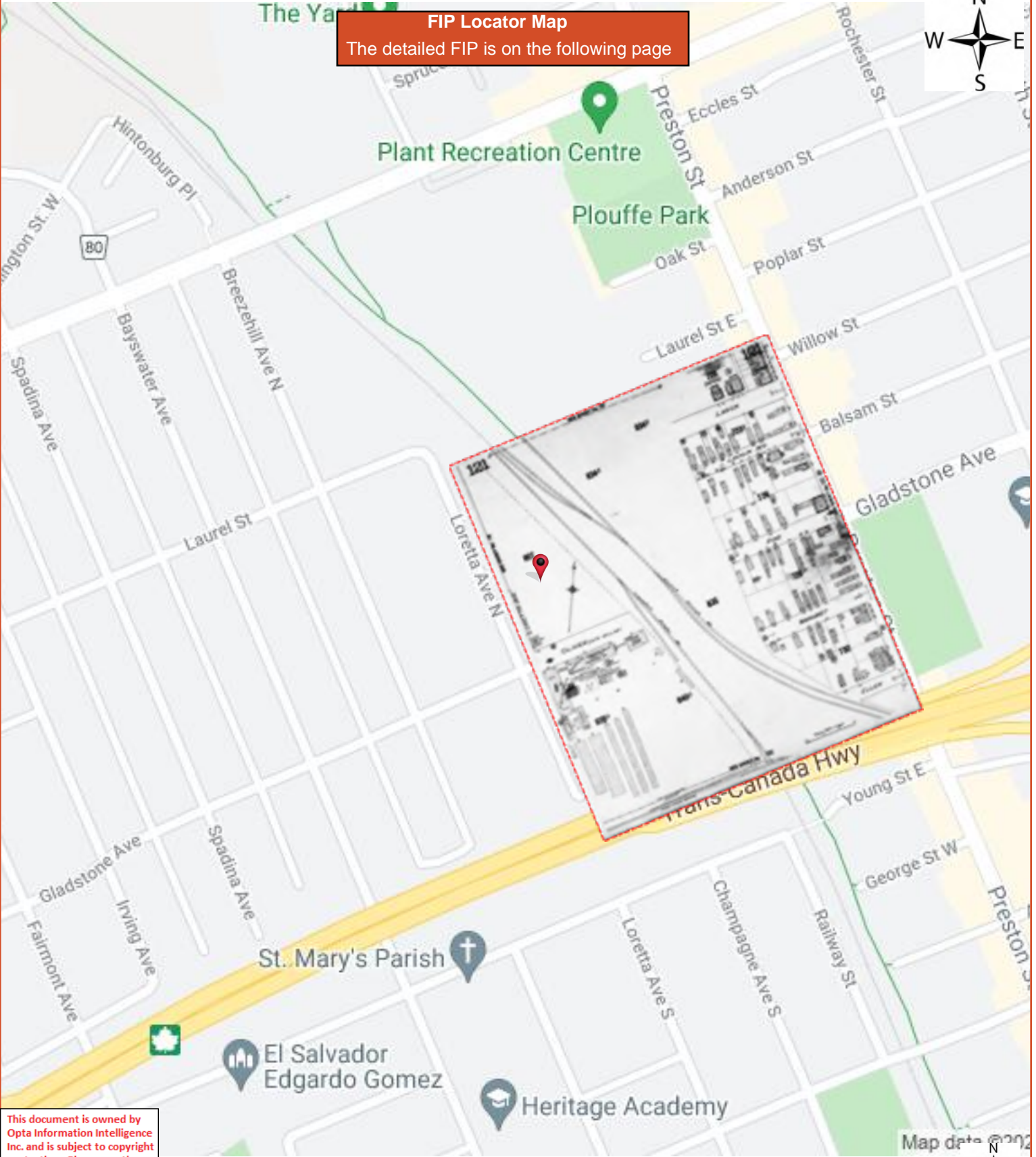


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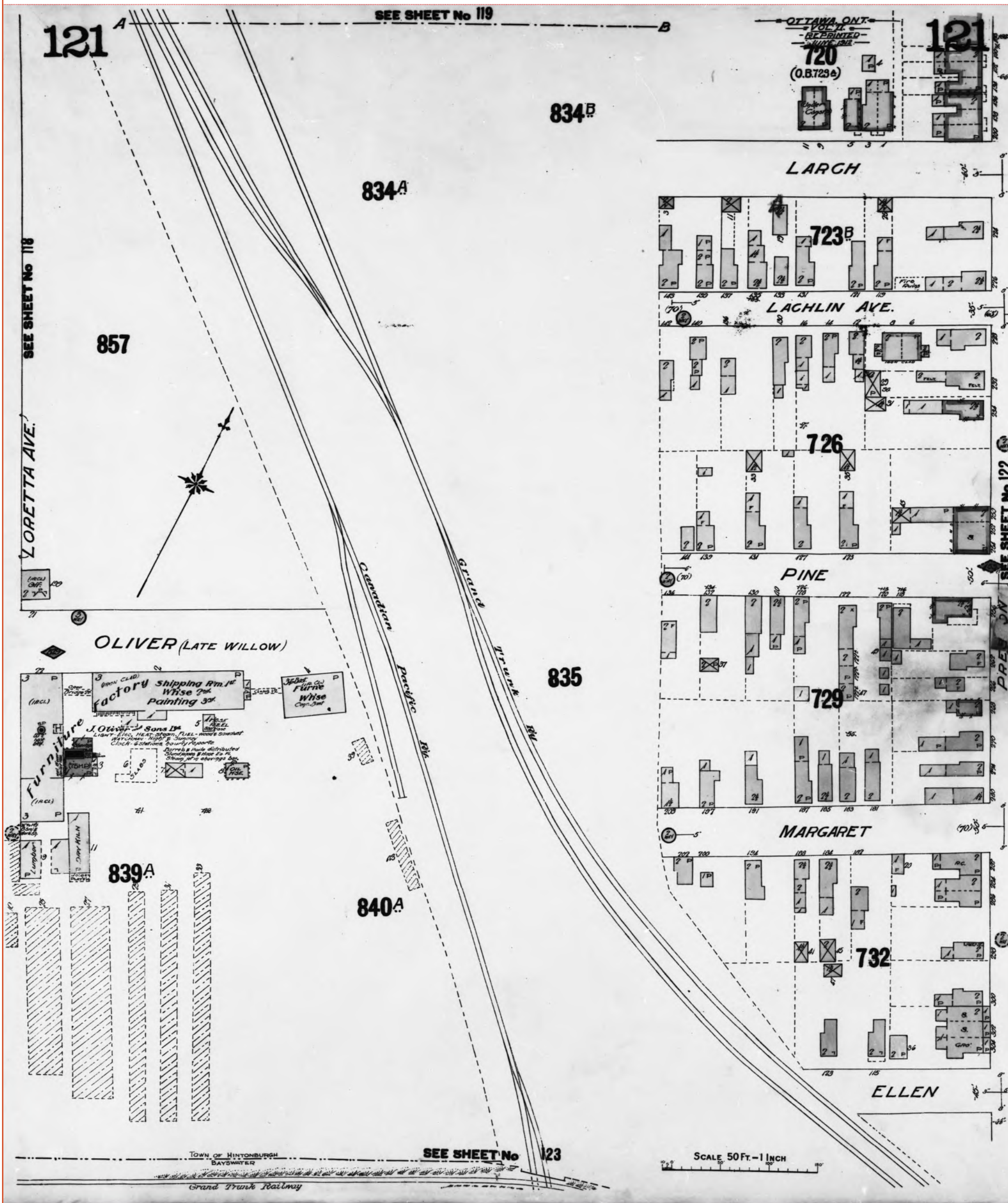




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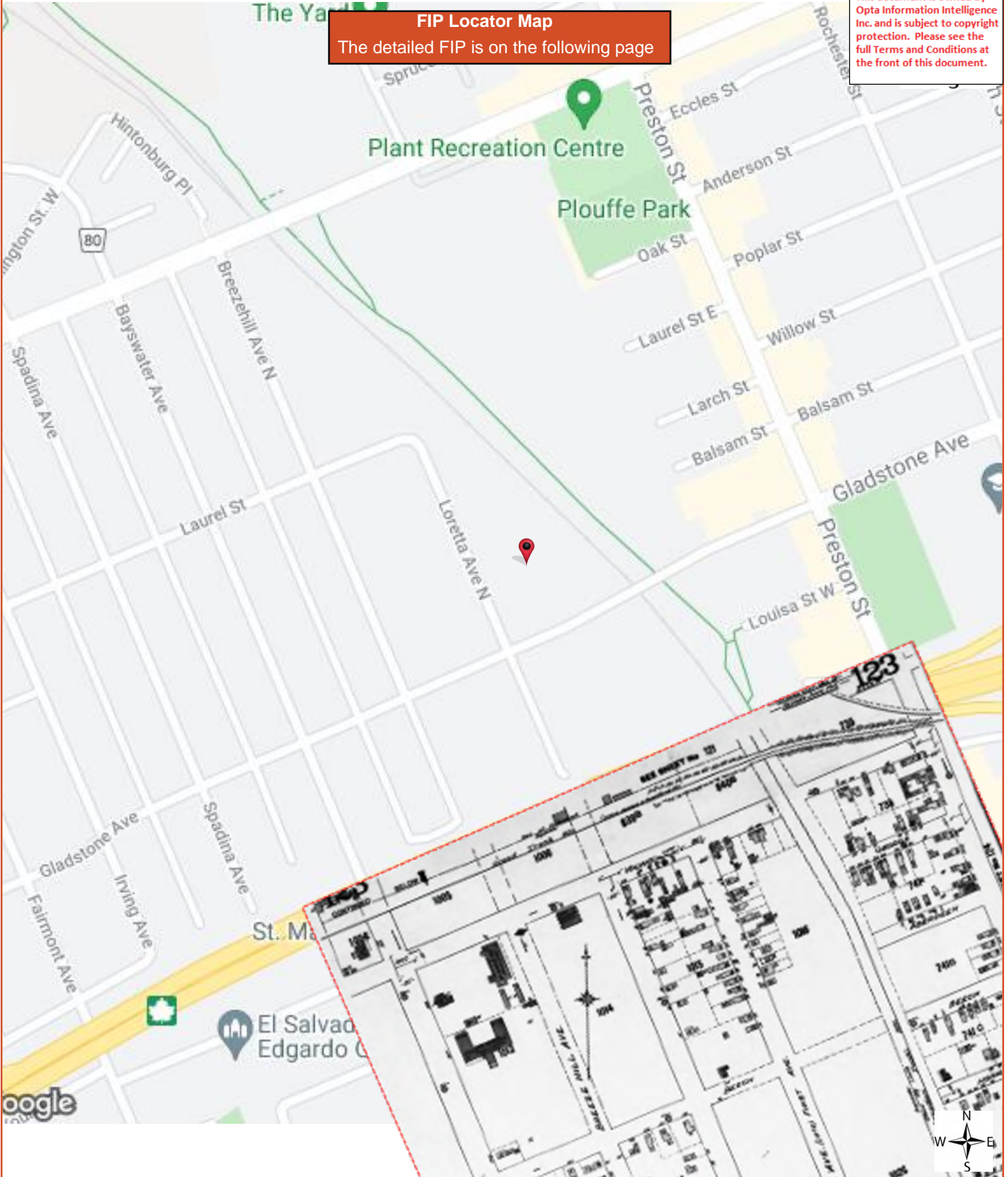
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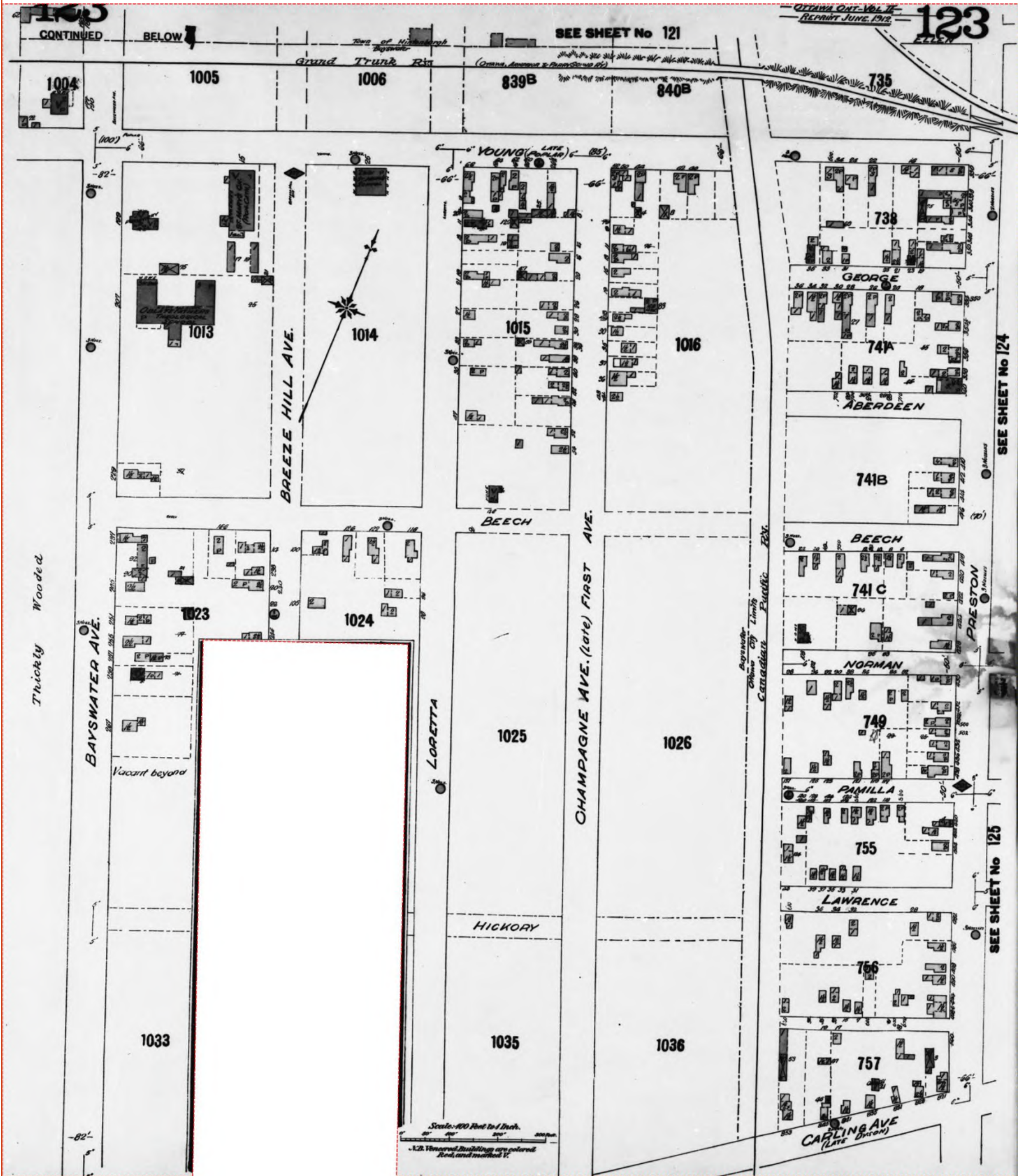


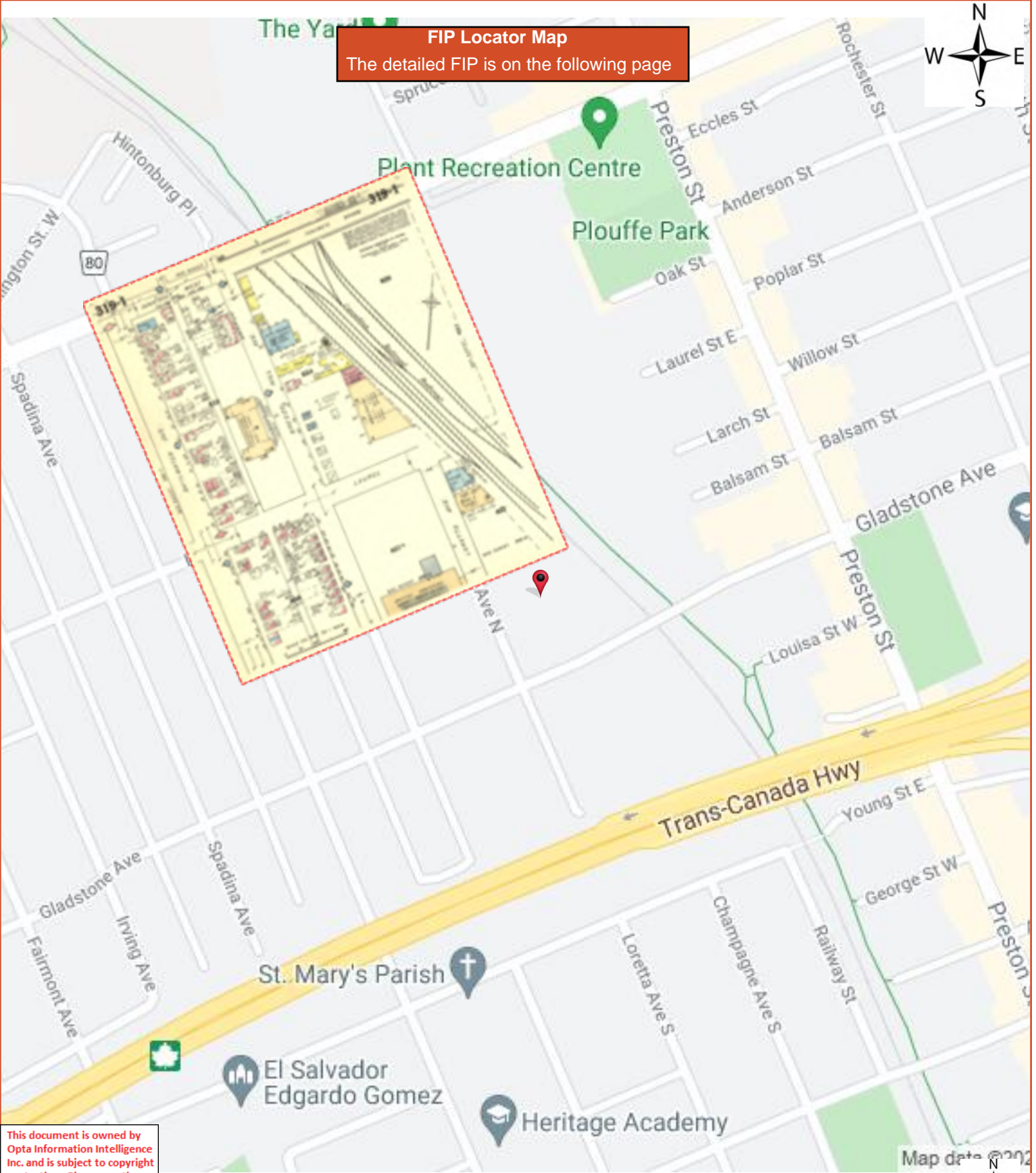


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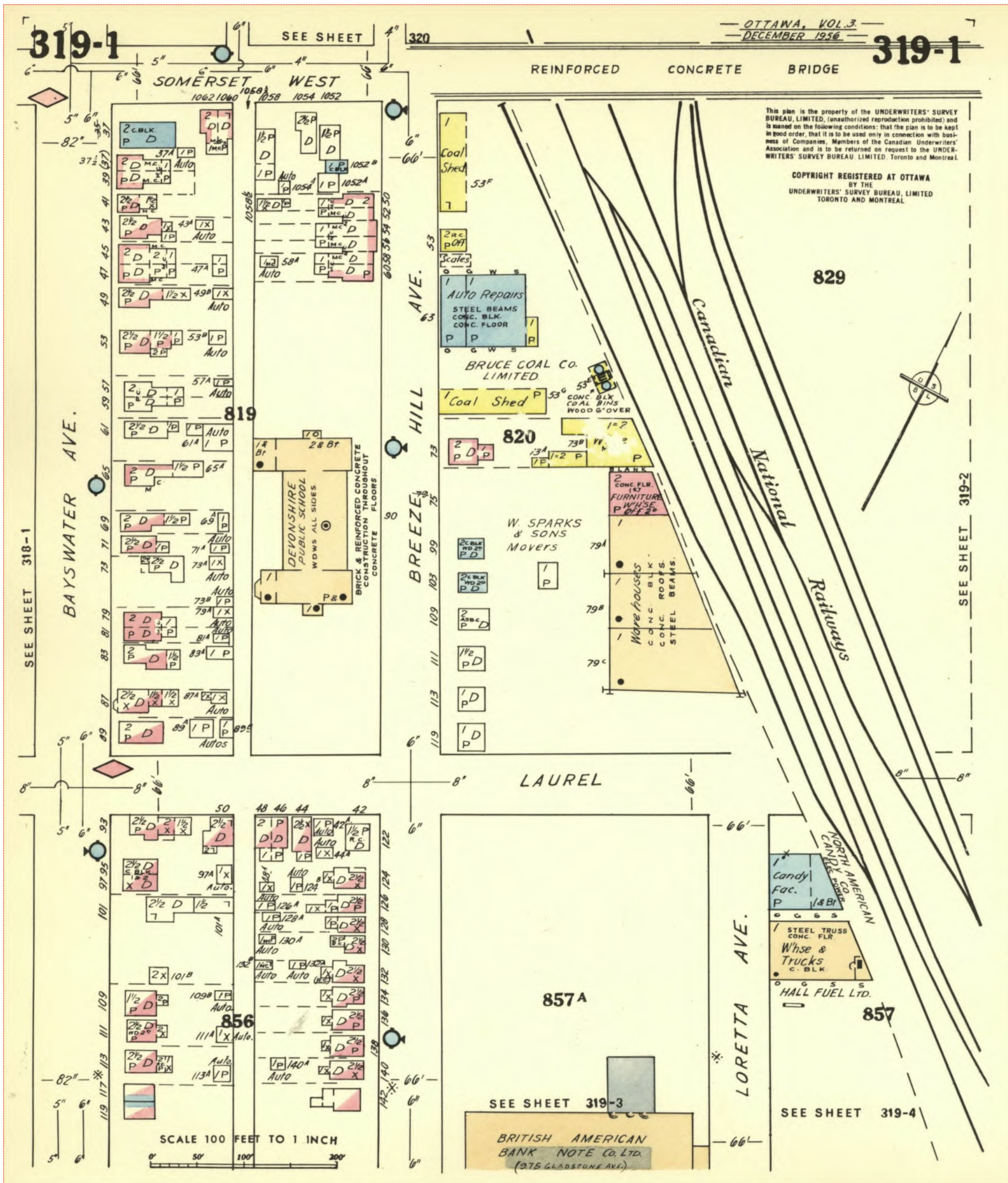


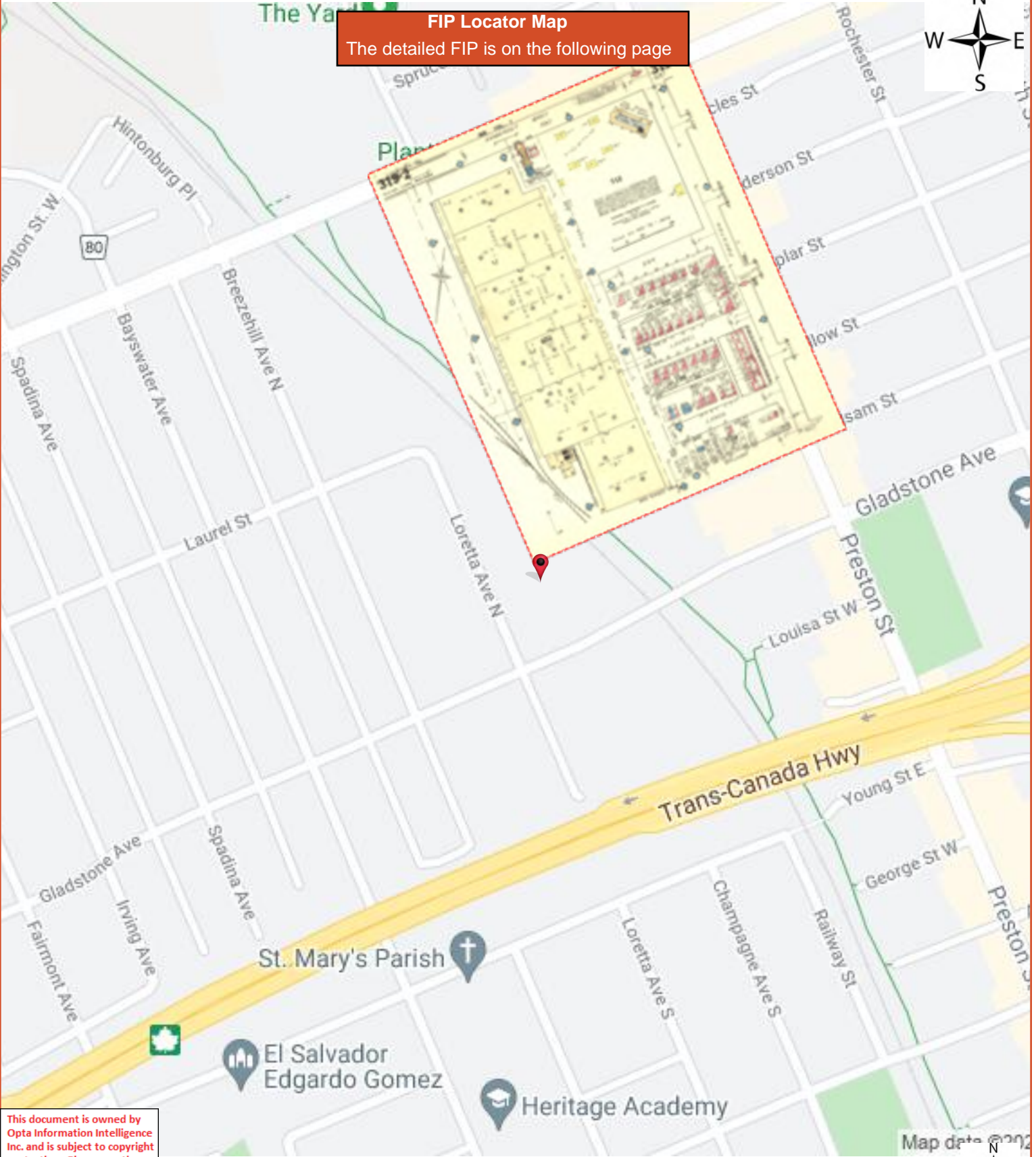


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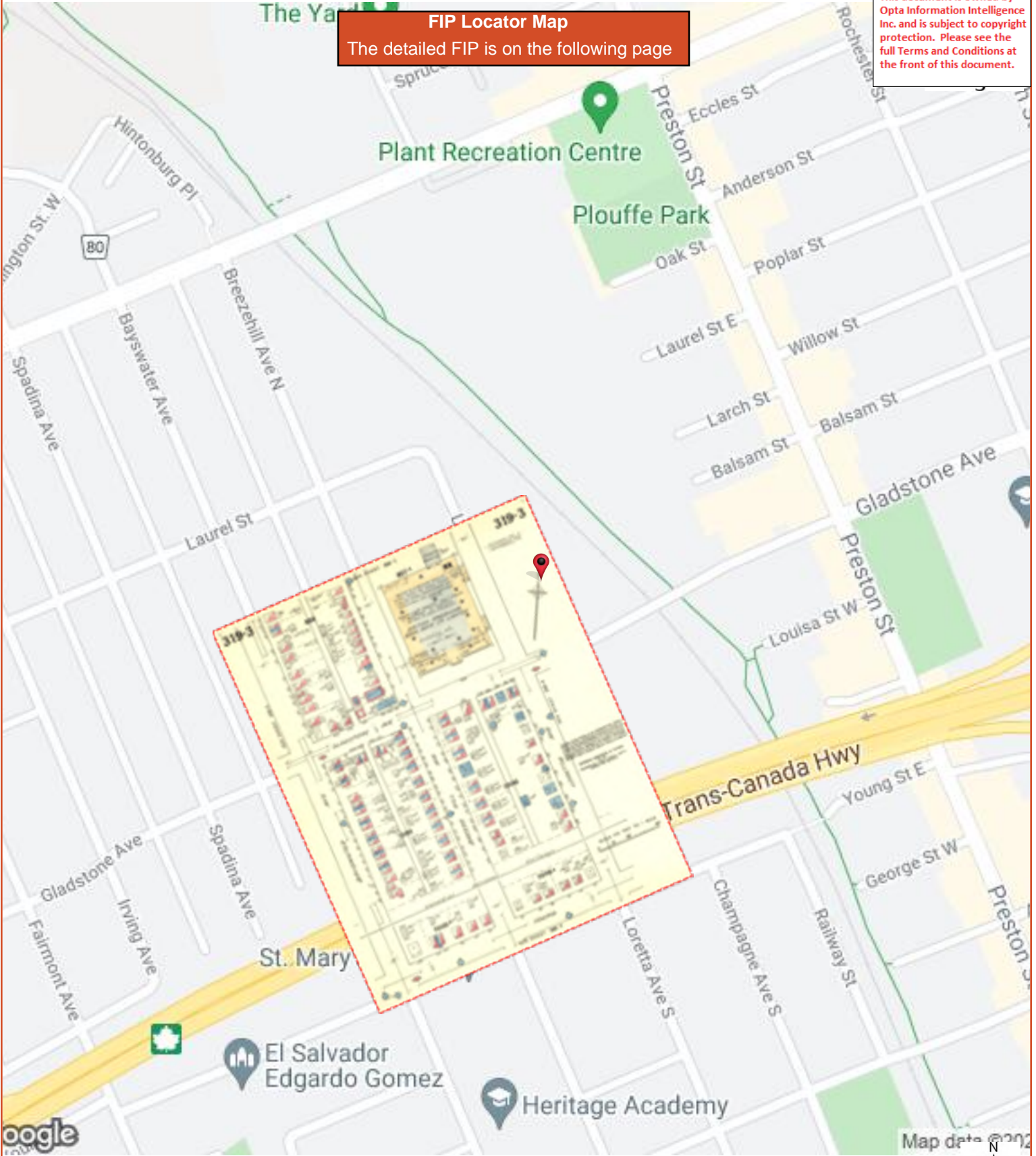


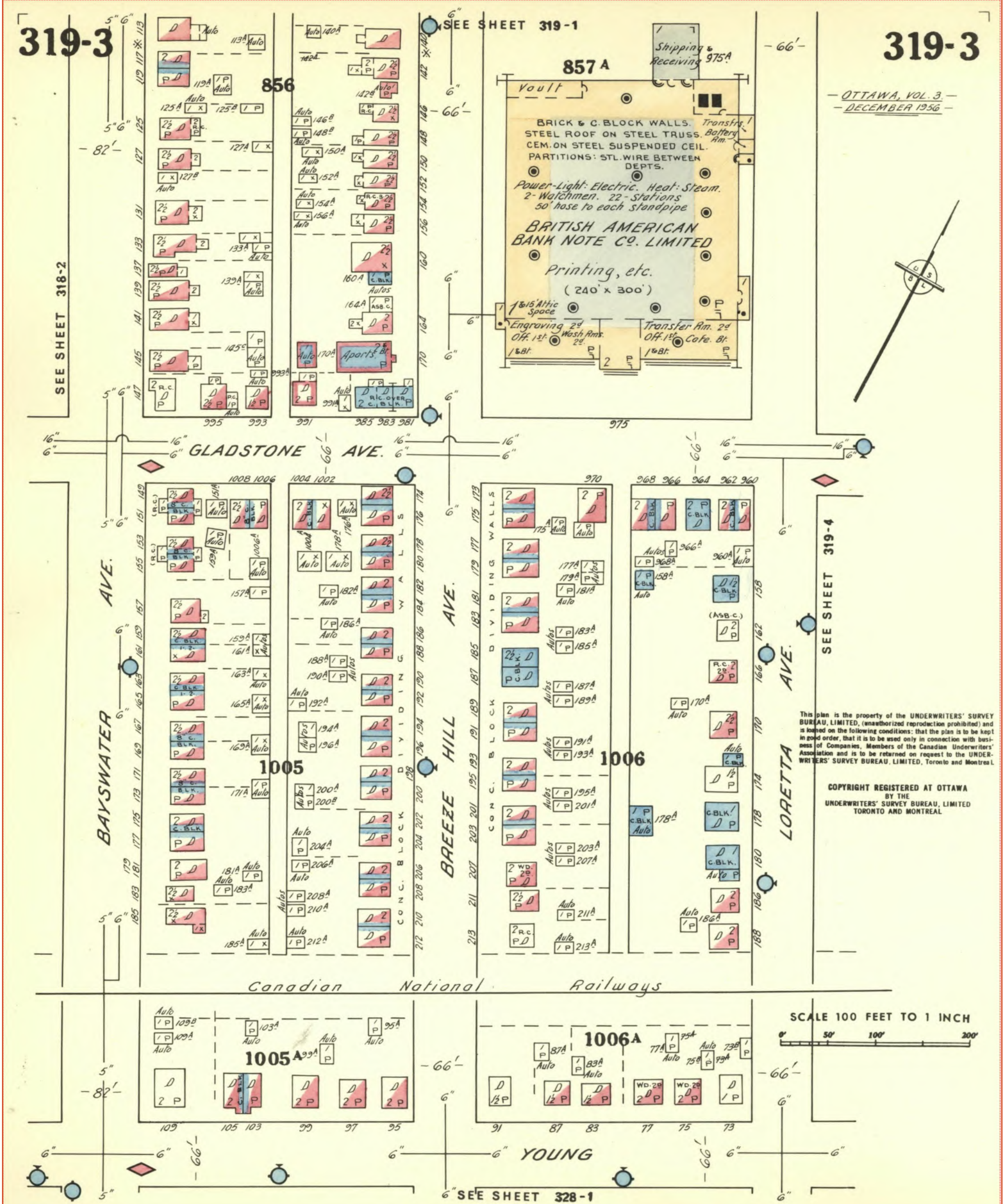
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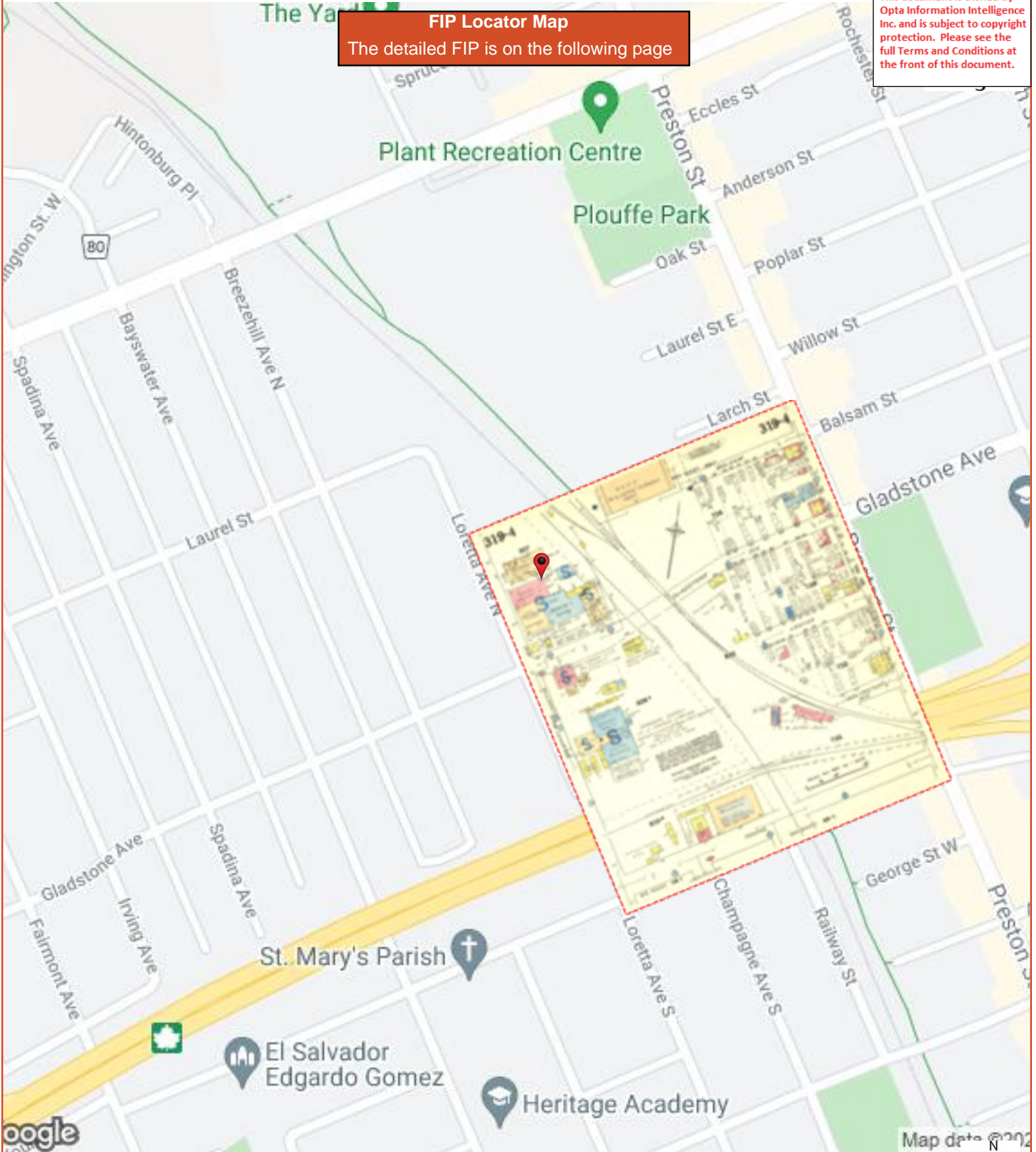
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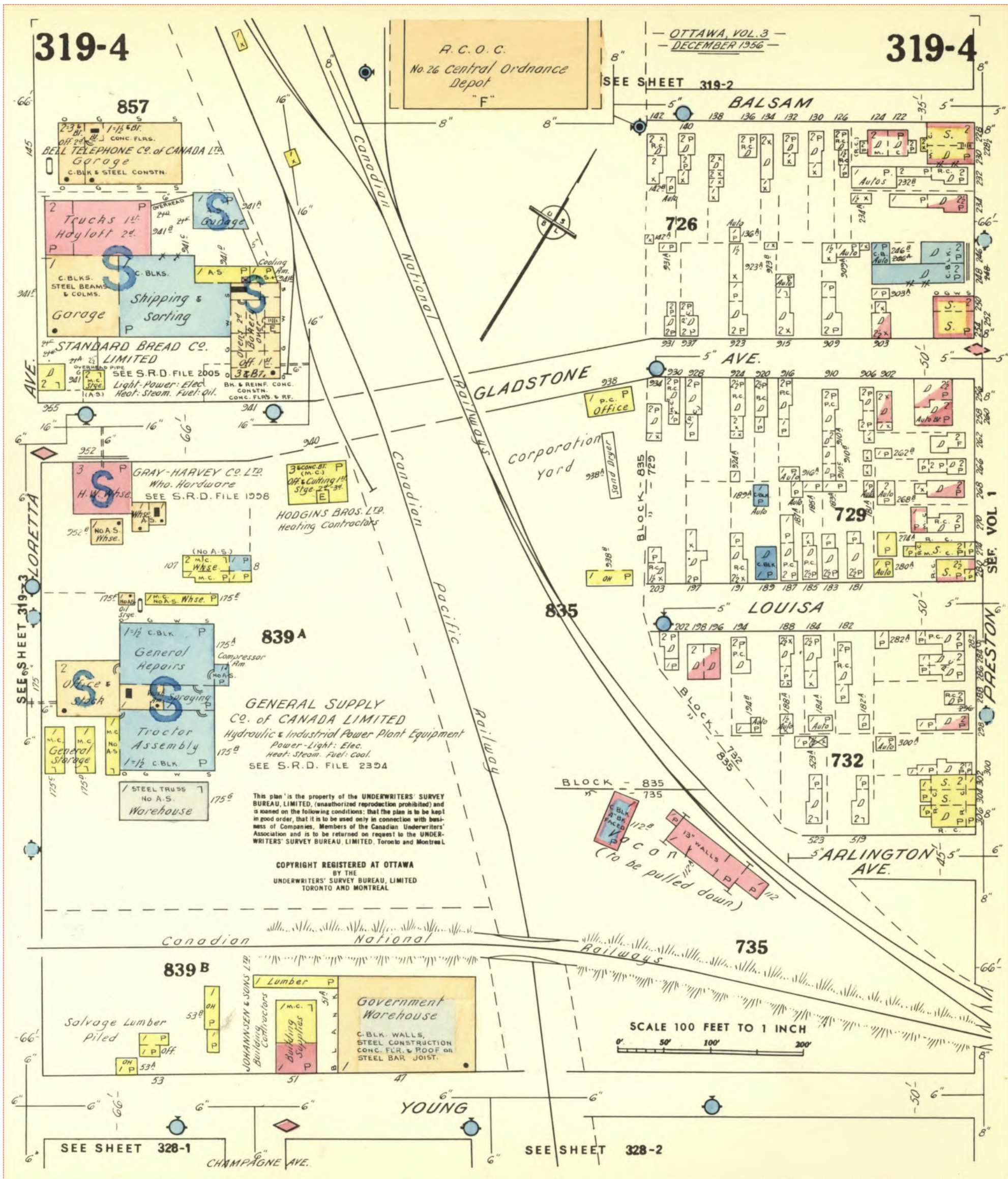


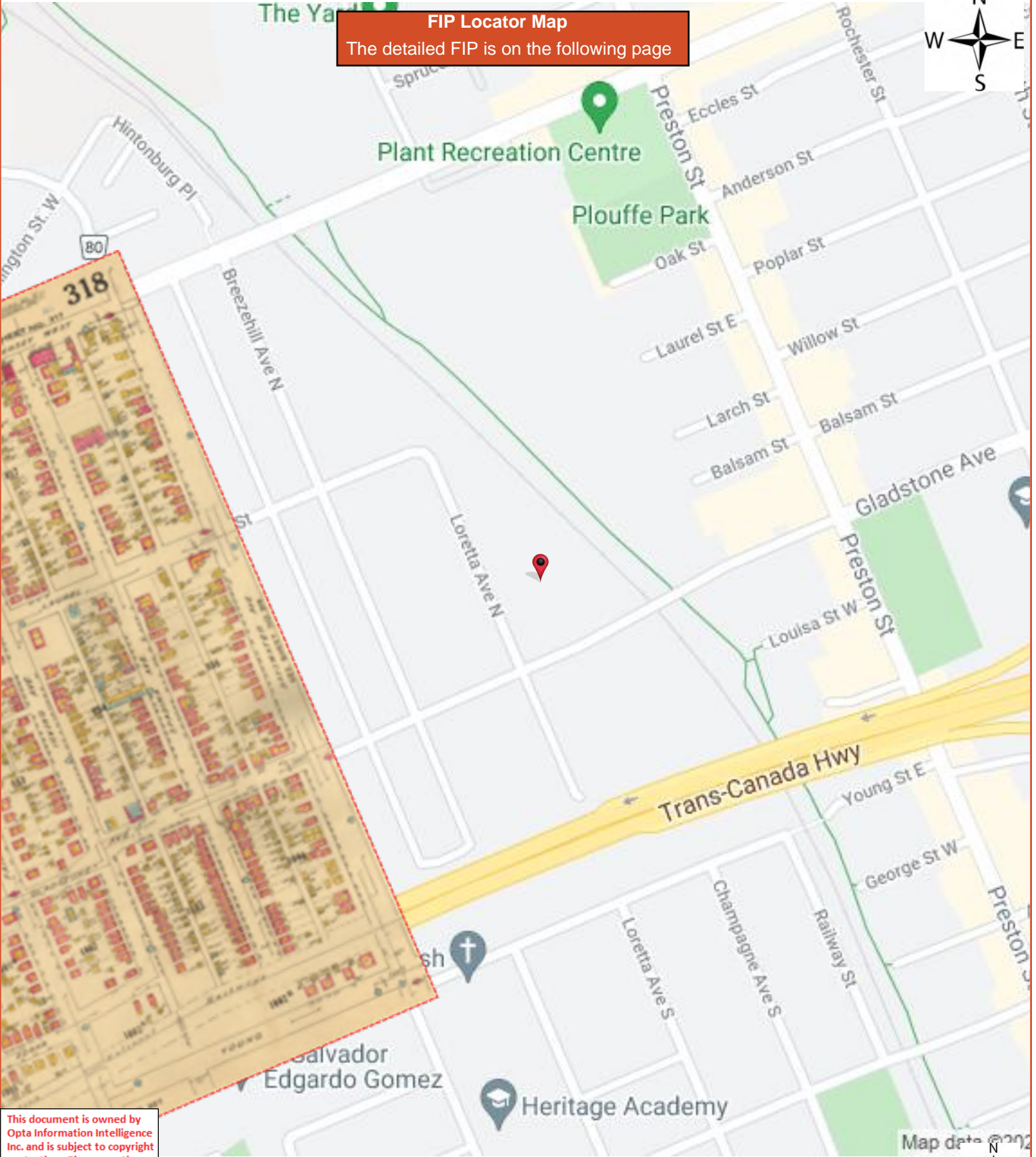


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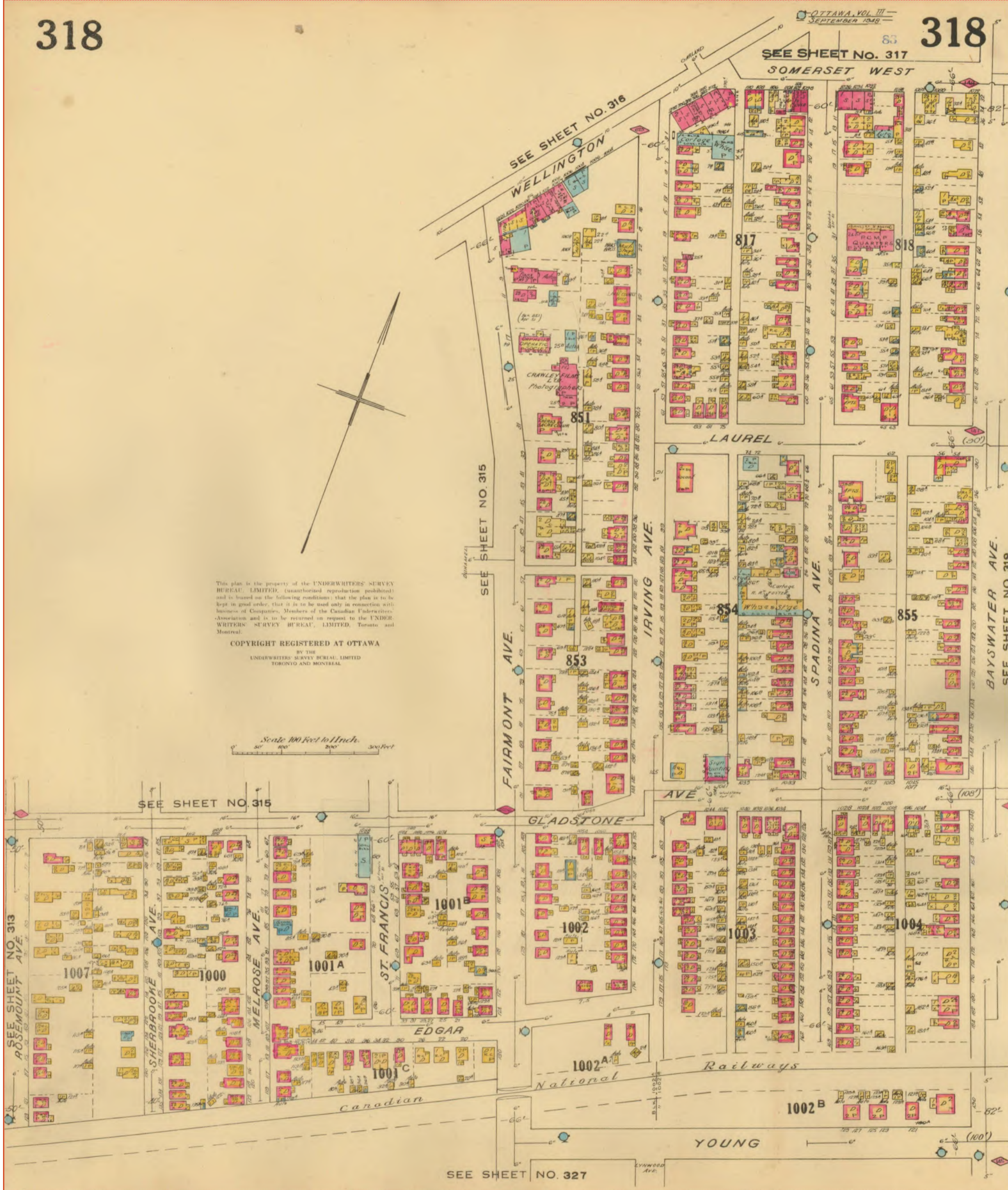


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318

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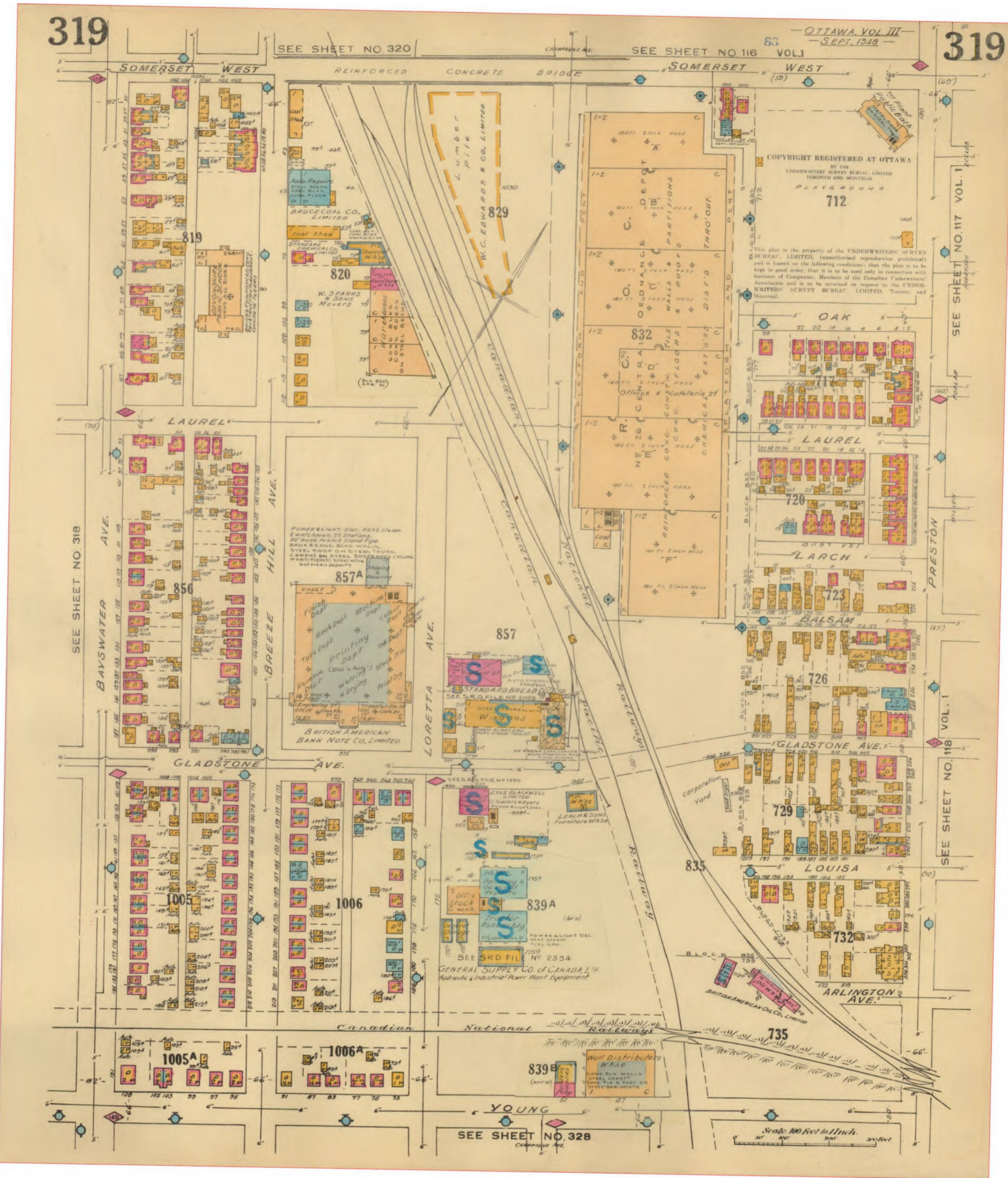


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Page: 25

Project Name: Loretta Ave N and
Gladstone Ave Ottawa ON

Project #: 21072000119

P.O. #: 285722.002

ENVIROSCAN Report

**SURVEY FOR RATING FIRE-RESISTIVE RISK Report
- 1955 145 Loretta Ave North Ottawa ON K1Y3E5**

Requested by:

Eleanor Goolab

Date Completed: 07/28/2021 11:41:27



OPTA INFORMATION INTELLIGENCE

SURVEY FOR RATING FIRE-RESISTIVE RISK Report - 1955 145 Loretta Ave North Ottawa ON K1Y3E5

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Canadian Underwriters' Association

SURVEY FOR RATING FIREPROOF (FIRE-RESISTIVE) RISKS

Each question must be answered and the form signed by the owner, occupant or architect of the building, or it will be returned.

Location (Town and Street): Ottawa, Loretta Avenue Ins. Plan—S 319 B 857 No. E/S

Owned by Hall Fire Ltd. Occupied by _____

For a _____ No. of hands _____

Is building completely finished and out of workmen's hands? yes

OCCUPANCY

Give occupancy, kind of work, processes, machinery and number of hands, on each floor.

Basement Boiler Room - Cut off by standard fire door

1st See attached letter re - proposed occupancies. Will be one tenant only

2nd Small second floor - Office - TO-BE

3rd _____

4th _____

5th _____

6th _____

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CONSTRUCTION OF BUILDING, INCLUDING COMBUSTIBLE FINISH

1. TYPE OF CONSTRUCTION—

(a) Reinforced concrete, flat slab or beam? Concrete on Steel Beam Joist (b) Skeleton steel and curtain wall? _____

2. Walls—State whether external walls are of brick or stone, reinforced concrete, hollow cement block, solid cement block, or hollow tile, and give thickness of walls in inches at each floor. Hollow Concrete Block

3. ROOF—State type and construction of roof and how supported. 4" Concrete on Steel Beam Joists - Columns + Beams - Tar and gravel roof over

(a) Is there any roof space? none If so, for what purpose is it used? _____

How is access obtained thereto? _____ If by trap or door, describe type _____

(b) Is there a texas, louvre, ventilator or skylight? none If so, which, giving size and height _____

(c) Are all skylights of wired glass in metal frames? none

(d) Is there any wood in roof, louvres, ventilators or skylights; if so, give details? none

(e) Is there a wood roof laid over an incombustible one? no If so, how is it supported? _____

(f) If so, what is the maximum and minimum height of this above the incombustible roof? none

(g) Is the incombustible roof broken by texas, louvre, ventilator, trapdoor, skylight, stair, elevator or other shafts? none

If so, what is the construction of the sides through roof space? none

Is there any access or opening from these shafts to the roof space? Describe each separately. none

(h) Is there a superstructure or Pent House of any kind on the roof? No If so, give construction and occupancy? _____

How is access obtained? _____

4. COLUMNS AND BEAMS—If metal, are they exposed? Yes If protected, state nature and thickness of such protection.
 (a) Columns Steel - Metal Lath + plaster protected
 (b) Beams Steel - Metal Lath + plaster protected

5. FLOORS—State type, construction and thickness of each floor. Basement 6" Concrete - 1st + 2nd floors 4" Concrete
 (a) Is there a wood wearing floor? No (b) If so, on which storeys?
 (c) Is it laid directly on incombustible floor or with an air space? Describe

FLOOR OPENINGS

6. Well Holes or Light Wells—Give number in each floor, and size of openings. None

7. STAIRWAYS—How many, and state from which floor to which? Two

Is there an enclosure around them? Yes If so, describe construction of enclosure, and the doors, and whether doors are self-closing.
One enclosed in HCB - Kalamin Wood Glass panelled Self closing door from 1st. to basement
One enclosed in HCB - Kalamin Wood Glass panelled Self closing door from 1st. to 2nd. floor

8. ELEVATORS—How many, and state from which floor to which? None

Is there an enclosure around them? If so, describe construction of enclosure, and the doors, and whether doors are self-closing

9. Chutes, Vents, Dumb Waiters and Belt Holes—Give size, construction of enclosure (if any), type of door (if any), and whether self-closing, stating which floors are cut by each. None

10. Heating and Ventilating Ducts—Are there any? Yes (a) If so, are they in the Walls, or do they pass through the floors? In walls
 (b) Give construction Metal (c) State whether separate duct to each floor without communication to other floor Separate each floor (d) Do ducts open into roof space? No

11. HEIGHT—State number of floors and whether there is a basement. 2 + 1 Story + Basement

12. Area—Give ground floor dimensions: 60 x 120 = 7200

13. INTERIOR FINISH—

State separately for each floor, finish to walls and ceilings.

	Basement	1st	2nd	3rd	4th	5th	6th
(a) Walls	Base HCB	Base HCB	Non HCB				
(b) Ceilings	Concrete	M L + P	M L + P				
(c) Partitions							

State extent of any wood partitions, or partitions having wood supports, in square feet separately for each floor:—

None

14. Trim—(a) Are there any wood skirting or baseboards? None (b) Wood window frames? No (c) Wood doors? Yes (d) Is there any other inside or outside combustible finish, other than above? Describe fully None

15. HEATING—What is the system of heating the building? Hot Water Where is heating plant located? F.P. room in far corner
 Is it in fireproof room with standard fire door? Yes Are there any stoves; if so, how many and where located? None
 Do any stoves vent otherwise than to brick or concrete chimneys; if so, give details? _____
16. Fuel Fuel Oil If fuel oil, what make of burner is used? Volcano
 Where are storage tanks located, inside building or outdoors? Outside (1000) Are they above or below ground? Underground
 If inside, what is capacity of tank or tanks? _____
17. LIGHTING—How is building lighted? Electricity If electric, is wiring open or in conduit? Bx Cable
18. POWER—Is any used? _____ If so, what kind? _____ Total Horse Power? _____
 What used for? _____
 If gasoline engine, state method of ignition, location and capacity of supply tank, whether feed is pressure or gravity, quantity of gasoline in engine. _____
19. Gasoline or Benzine, or Other Oils—Are any kept? _____ If so, what quantity of each? _____
 What used for? _____

EXPOSURE

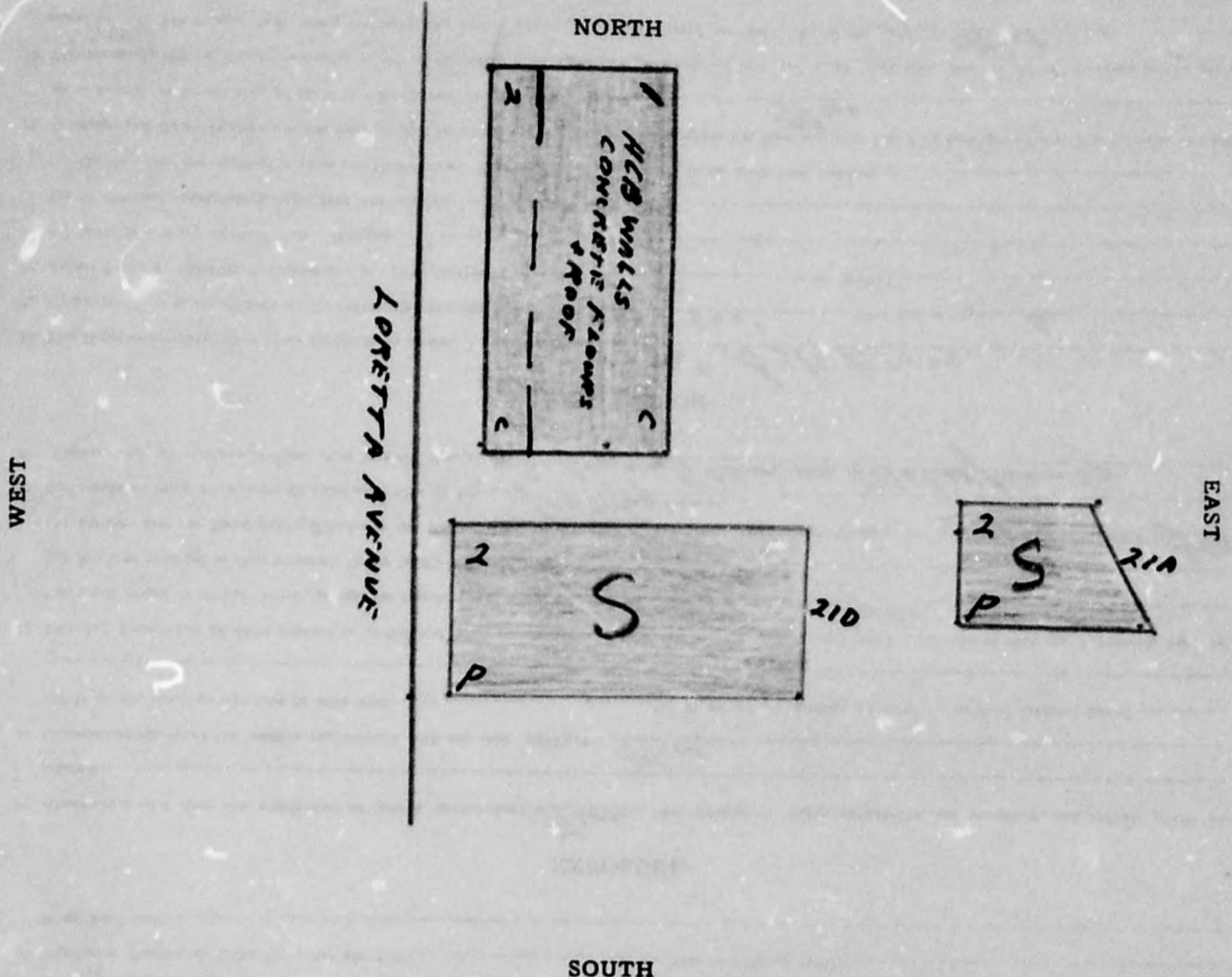
20. Attachments—Are there any attachments of inferior construction? None (a) Give dimensions, height, construction and occupancy, and indicate clearly on diagram _____
21. Communications—Does the building communicate with any other building? None
 (a) If so, are buildings separated by solid wall? _____ (b) If so, are all openings protected by standard fireproof doors? _____
22. Fireproof Doors—Are all doors referred to as fireproof doors constructed as follows:—2½ in. thick, three-ply wood core, covered with tin, lockjointed, hung by heavy iron hinges or hangers bolted through the masonry, floor being cut by brick, stone or cement sill? Yes
 (a) Are they arranged to close automatically by fusible links and weights? Yes
 (b) Do they bear the Metal Approval Label of the Underwriters' Laboratories? Yes If so, state label numbers _____ Is hardware also "labelled"? Yes
23. Surroundings—Show on diagram all buildings within 50 feet. See Diagram
24. Windows—Are all windows of wired glass in metal frames? Ordinary Glass in Metal frames

PROTECTION

25. Fire Department—How many yards distant is the nearest brigade station? 1250' A 319 B 1044
26. Hydrants—What is the distance to the nearest two two-way hydrants? 200' & 300' Give size of main 6"
27. Bucket Tanks or Chemical Extinguishers—Are these provided? None If so, which? _____
 (a) State how many on each floor. Basement _____ 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 (b) If chemical extinguishers, state type and capacity? _____
 (c) Do they bear the approval label of the Underwriters' Laboratories? _____ If so, state label numbers _____
28. Standpipe and Hose—Is there one standpipe (2 inch interior diameter) for each 5,000 square feet floor area with hose (1½ inch cotton) and ½-inch nozzle attached on each floor, so located that all parts of building may be reached with same? None
29. Watchman—Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e., from 6 p.m. to 6 a.m., and every two hours during the day? None
 (a) Does he use a portable clock, electric detector, or report to central station? _____
 (b) Give name of manufacturer of clock _____ (c) Does it bear approval label of Underwriters' Laboratories? _____
 (d) Are the stations sufficient and so located that the Watchman must traverse each flat and every portion be visible to him? _____

DIAGRAM

(Note:—A diagram is not required if the Risk and all property within 100 feet is exactly as shown on the insurance plan.)
 Show all Buildings within 50 feet of the Risk and describe their occupancy, show also any openings between adjoining Buildings and all exposed Windows. Show Frame Buildings with **BLACK**, Brick Buildings with **RED**, Stone or Concrete Buildings with **BLUE** and Brick Veneered, Brick Nogged or Metal Clad Buildings with **DOTTED RED** lines for which purpose a red pencil can be used. Be sure to state exact distance between buildings shown.
 Please Draw Diagram at a scale of 50 feet=1 inch (same as the Insurance Plans).



EXPOSURE. Note.—These questions must be answered fully.

North 100 ft. to building built of _____ stories high, occupied as Clear Space
 South 25 " " Brick (Apkd) 2 " " Bakery
 East 80 " " _____ " " Sign Space
 West 80 " " _____ " " Street

I hereby state that the above questions are fully and correctly answered, and agree that they shall form the basis of rating to be given by the C.U.A.

DATE Nov. 19th, 1955 SIGNATURE W. Williamson - Inspector
 (State whether Owner, Occupant or Architect)

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Inspection Report - 2008 6831699 CANADA INC 155 Loretta Ave North Ottawa ON K1Y3E5



ING ALL RISK INSPECTION REPORT



INSURED:	6831699 CANADA INC	POLICY NO:	
DATE OF SURVEY:	2008-08-05	INSPECTOR:	BARRY CROSS
LOCATION:	155 LORETTA AVE N OTTAWA, ON K1Y 2J7	MAILING ADDR:	1042 GLADSTONE AVE OTTAWA, ON K1Y 3G4
CONTACT INFO:	917-704-9281	TRACKING CODE:	856409
UNDERWRITER:		COMPANY:	HAL68 ING INS CO OF CDA- LOSS CONTROL
IBC TERR CODE:	63	IBC CODE:	

1.0 OCCUPANCY INFORMATION (INSURED)

INSURED IS:	<input type="checkbox"/> OWNER OCCUPANT <input type="checkbox"/> NON OCCUPANT BUILDING OWNER <input checked="" type="checkbox"/> TENANT
OCCUPANCY DESCRIPTION	Occupies 50% of the 2nd floor for the custom fabrication of wedding dresses
IBC OCCUPANCY CODE	5694-04 If over 5 employees engaged in alterations, sewing or tailoring
PREMISES INTRUSION ALARM	<input checked="" type="checkbox"/> ACCEPTABLE <input type="checkbox"/> UNACCEPTABLE <input type="checkbox"/> NONE
AREA OCCUPIED (SQ. M)	335
BUSINESS HOURS	7am-5pm
DAYS PER WEEK	5
WAS ANNUAL REVENUE DISCLOSED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
WAS PAYROLL DISCLOSED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PREVIOUS LOSS HISTORY PAST 3 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNDETERMINED
WAS INSURED CONTENTS VALUE INFORMATION OBTAINED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COMBUSTIBILITY OF OCCUPANCY	<input type="checkbox"/> L1 <input type="checkbox"/> L2 <input checked="" type="checkbox"/> M3 <input type="checkbox"/> M4 <input type="checkbox"/> H5
SUSCEPTIBILITY OF OCCUPANCY	<input type="checkbox"/> S1 - MINIMAL DAMAGE <input type="checkbox"/> S2 - SLIGHT DAMAGE <input type="checkbox"/> S3 - MODERATE DAMAGE <input checked="" type="checkbox"/> S4 - HEAVY DAMAGE <input type="checkbox"/> S5 - EXTREME DAMAGE
COMMENTS	NONE
TENANT NAME	Atelier Ville Marie
AREA OCCUPIED (SQ. M)	167

ALLRISK

1.0 OCCUPANCY INFORMATION (INSURED)

OCCUPANCY DESCRIPTION	Artists studio-closed at time of inspection	
COMBUSTIBILITY CODE	<input type="checkbox"/> L1 <input checked="" type="checkbox"/> M3 <input type="checkbox"/> H5	<input type="checkbox"/> L2 <input type="checkbox"/> M4
SUSCEPTIBILITY CODE	<input type="checkbox"/> S1-MINIMAL DAMAGE <input type="checkbox"/> S2-SLIGHT DAMAGE <input type="checkbox"/> S3-MODERATE DAMAGE <input checked="" type="checkbox"/> S4-HEAVY DAMAGE <input type="checkbox"/> S5-EXTREME DAMAGE <input type="checkbox"/> NOT APPLICABLE - BUILDING VACANT	
IBC CODE	5152-00 Pictures, Paintings, Bric-A-Brac, Artificial Flowers	
PREVIOUS LOSS HISTORY PAST 3 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNDETERMINED	
PREVIOUS LOSS HISTORY PAST 6 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNDETERMINED	
PREMISES INTRUSION ALARM	<input type="checkbox"/> ACCEPTABLE <input type="checkbox"/> UNACCEPTABLE <input checked="" type="checkbox"/> NONE	
TENANT COMMENTS	The balance of the building is occupied mainly by artist studios and one Wholesale candy and peanut business	

2.0 RISK SCORE

The RMS Risk*Score and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

	1	2	3	4	5	6	7	8	9	
PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommendations apply
LIABILITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No unusual hazards noted
CRIME	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No unusual hazards noted
RISK ALERT ISSUED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										

Meaning of the RMS Risk*Score: The RMS Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The RMS Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3 Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.

ALLRISK

2.0 RISK SCORE

4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

ADDITIONAL REMARKS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<p>This insured has been at this location for a few months. There are 6 employees all manufacturing wedding dresses. There is only fabric for about one or two days kept on the premises. All sewing machines and irons have dedicated wall plugs. The electricity has been upgraded for this occupancy. The supervisor checks that all equipment is turned off at night. The building is sprinklered but the system was not surveyed or evaluated.</p>		

4.0 RECOMMENDATIONS

ARE THERE ANY RECOMMENDATIONS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NUMBER OF RECOMMENDATIONS	2	

5.0 BUILDING CONSTRUCTION.

BUILDING CONDITION	<input type="checkbox"/> ABOVE AVERAGE	<input checked="" type="checkbox"/> AVERAGE	<input type="checkbox"/> MODERATE DEFICIENCIES	<input type="checkbox"/> MAJOR DEFICIENCIES		
CONSTRUCTION CLASS	<input type="checkbox"/> 1 - FIRE RESISTIVE	<input type="checkbox"/> 2 - MASONRY NON-COMBUSTIBLE	<input type="checkbox"/> 3 - NON-COMBUSTIBLE	<input checked="" type="checkbox"/> 4 - MASONRY	<input type="checkbox"/> 5 - MASONRY VENEER	<input type="checkbox"/> 6 - WOOD FRAME
YEAR BUILT	1930					
YEAR BUILT IS	<input checked="" type="checkbox"/> ESTIMATE	<input type="checkbox"/> KNOWN				
AREA OCCUPIED BY INSURED (SQ. M)	335					
COMBUSTIBILITY OF BUILDING	<input type="checkbox"/> L1	<input type="checkbox"/> L2	<input checked="" type="checkbox"/> M3	<input type="checkbox"/> M4		

ALLRISK

5.0 BUILDING CONSTRUCTION.

COMBUSTIBILITY OF BUILDING	<input type="checkbox"/> H5
GROUND FLOOR AREA (SQ. M)	782
TOTAL FLOOR AREA (EXCL. BSMT.) (SQ. M)	1452
HEIGHT (EXCLUDING BASEMENT) (M)	6.00
NUMBER OF STORIES (ABOVE GRADE)	2.00
BASEMENT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TOTAL AREA (SQ. M)	1452
COMBUSTIBLE CONCEALED SPACES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PERCENTAGE OF COMBINED FLOOR AND ROOF %	75
DESCRIBE	roof and ceiling space
CONCEALED SPACE PROPERLY PROTECTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
No	

6.0 WALL CONSTRUCTION

MASONRY %	100
DESCRIBE	Solid brick, part CB
INSULATION (DESCRIBE)	Unknown

7.0 FLOOR CONSTRUCTION

CONCRETE %	54
WOOD JOIST %	46

8.0 ROOF TYPE

FLAT %	100
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9.0 ROOF CONSTRUCTION

WOOD JOIST %	100
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ALLRISK

10.0 ROOF SURFACE

TAR & GRAVEL %	100
RESURFACED	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNDETERMINED

11.0 INTERIOR FINISH WALLS

NON COMBUSTIBLE %	100
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12.0 INTERIOR FINISH CEILINGS

NON COMBUSTIBLE %	15
OPEN %	85

13.0 VERTICAL OPENINGS

ARE THERE ANY VERTICAL OPENINGS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
STAIRS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROTECTION TYPE (HRLY RATE)	<input type="checkbox"/> WALLS-2 HR, DOORS - 1.5 HR. <input type="checkbox"/> WALL-1HR, DOORS -.75 HR. <input type="checkbox"/> WALLS-.75 HR, DOORS - .75 HR. <input checked="" type="checkbox"/> WALLS-0 HR, DOORS - 0 HR.
ELEVATOR	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> PROTECTED <input type="checkbox"/> NON PROTECTED
ESCALATOR	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> OPEN <input type="checkbox"/> CLOSED
ATRIUM	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
OTHER VERTICAL OPENINGS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

14.0 HORIZONTAL SEPARATION.

MAJOR PARTITION CONSTRUCTION	<input type="checkbox"/> FRAME <input type="checkbox"/> DRYWALL ON STUDS
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ALLRISK

14.0 HORIZONTAL SEPARATION.

MAJOR PARTITION CONSTRUCTION	<input type="checkbox"/> CONCRETE BLOCK <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> NOT APPLICABLE
PROPER OPENING PROTECTION	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT APPLICABLE

15.0 MEZZANINES

MEZZANINES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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16.0 BUILDING DESCRIPTION

BUILDING DESCRIPTION	<input type="checkbox"/> SHOPPING MALL <input type="checkbox"/> INDUSTRIAL MALL <input type="checkbox"/> STRIP MALL <input checked="" type="checkbox"/> STAND ALONE <input type="checkbox"/> OTHER
----------------------	--

17.0 FIRE EXPOSURES

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Occupancy Description	Exposure Comb. Code	Opening in Facing Wall of Exposure	
							Yes	No
Right	0		MASONRY	MEDIUM (M3, M4)	retail			X
Left	4		MASONRY	MEDIUM (M3, M4)	unknown		X	

CONSTRUCTION OF FACING WALL OF EXPOSURE	<input checked="" type="checkbox"/> MASONRY <input type="checkbox"/> BLANK MASONRY <input type="checkbox"/> MASONRY SEMI-PROTECTED <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> OPEN
CONSTRUCTION OF FACING WALL OF EXPOSURE	<input checked="" type="checkbox"/> MASONRY <input type="checkbox"/> BLANK MASONRY <input type="checkbox"/> MASONRY SEMI-PROTECTED <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> OPEN

ALLRISK

18.0 HEATING

SUSPENDED UNIT HEATERS - GAS %	100	
BOILER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
APPLIANCES ENCLOSED IN A NON-COMBUSTIBLE ROOM	<input type="checkbox"/> YES <input type="checkbox"/> NOT REQUIRED	<input checked="" type="checkbox"/> NO
COMBUSTIBLE MATERIALS STORED IN THE ROOM	<input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NO
HEATING FUEL TANK	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE ANY CHIMNEYS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
TYPE OF CHIMNEYS	<input type="checkbox"/> MASONRY <input type="checkbox"/> UNLABELLED PRE-FAB <input type="checkbox"/> NON-STANDARD	<input checked="" type="checkbox"/> ULC FACTORY BUILT <input type="checkbox"/> STANDARD <input type="checkbox"/> OTHER
INSTALLATION DEFECTS	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> MAJOR	<input type="checkbox"/> MODERATE
INSTALLATION REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
% AIR CONDITIONED	100	
ROOF TOP UNIT(S)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CENTRAL UNIT AIR CONDITIONING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WALL UNIT(S)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OTHER AIR CONDITIONING	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE OTHER	stand alone	
COMMENTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

19.0 ELECTRICAL.

TYPE	<input type="checkbox"/> CONDUIT <input type="checkbox"/> NON-METALLIC <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> BX <input type="checkbox"/> KNOB & TUBE
TEMPORARY WIRING OR EXTENSION CORDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OVERCURRENT PROTECTION	<input checked="" type="checkbox"/> CIRCUIT BREAKERS <input type="checkbox"/> TYPE P FUSES <input type="checkbox"/> OTHER	<input type="checkbox"/> ORDINARY FUSES <input type="checkbox"/> TYPE D FUSES
INSTALLATION DEFECTS	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> MAJOR	<input type="checkbox"/> MODERATE

ALLRISK

19.0 ELECTRICAL.

INSTALLATION (WIRING) REPLACED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
YEAR REPLACED	2008	
% REPLACED	50	
INSTALLATION APPEARS SAFE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PARTIAL CHANGES/EXTENSIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

20.0 PLUMBING.

PLUMBING INSTALLED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
TYPE	<input checked="" type="checkbox"/> COPPER <input type="checkbox"/> PLASTIC	<input type="checkbox"/> GALVANIZED <input type="checkbox"/> OTHER
INSTALLATION (PLUMBING) REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CONDITION	<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR	<input type="checkbox"/> FAIR
INSTALLATION APPEARS SAFE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PLUMBING COMMENTS	NONE	

21.0 SMOKING

SMOKING RESTRICTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
"NO SMOKING" SIGNS POSTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ENFORCED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NONE		

22.0 HOUSEKEEPING

HOUSEKEEPING	<input type="checkbox"/> GOOD <input type="checkbox"/> POOR	<input checked="" type="checkbox"/> AVERAGE <input type="checkbox"/> UNACCEPTABLE
Some waste fabric on floor-vacuumed at end of day		

ALLRISK

23.0 PUBLIC FIRE PROTECTION

FUS PROTECTION CLASS	3	
FUS CLASS MODIFIED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BLDG. PROT. CODE (NS OR AS)	<input type="checkbox"/> NS	<input checked="" type="checkbox"/> AS
BLDG. PROT.CODE NUMBER	7	
PRIMARY RESPONDING FIRE DEPARTMENT	Ottawa	
TYPE OF FIRE DEPARTMENT	<input checked="" type="checkbox"/> FULL TIME	<input type="checkbox"/> PART TIME/VOLUNTEER
	<input type="checkbox"/> COMPOSITE	
DISTANCE TO FIRE STATION	<input checked="" type="checkbox"/> 2.5 KM OR LESS	<input type="checkbox"/> OVER 2.5 KM TO 5 KM
	<input type="checkbox"/> OVER 5 KM TO 8 KM	<input type="checkbox"/> OVER 8 KM
ROADS	<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> UNPAVED
ACCESSIBLE YEAR-ROUND	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CONGESTED/INACCESSIBLE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WATER SUPPLY	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
HYDRANT PROTECTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NUMBER OF HYDRANTS WITHIN 155 M	2	
COMMENTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

24.0 PRIVATE FIRE PROTECTION

PORTABLE FIRE EXTINGUISHERS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
SERVICED IN THE LAST 12 MONTHS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DATE SERVICED	03/2008	
COMMENTS	--	
STANDPIPE/INSIDE HOSES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> N/A	
COMMENTS	--	
WATCHMAN SERVICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> N/A	
COMMENTS	--	
FIRE DETECTION SYSTEM	<input type="checkbox"/> FULL	<input type="checkbox"/> PARTIAL
	<input checked="" type="checkbox"/> NONE	
AUTOMATIC SPRINKLER PROTECTION	<input checked="" type="checkbox"/> FULL PREMISES	<input type="checkbox"/> PARTIAL
	<input type="checkbox"/> NONE	

ALLRISK

24.0 PRIVATE FIRE PROTECTION

SPRINKLER SUPPLEMENT COMPLETED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
NONE		

25.0 ALL RISK

INFORMATION CONFIRMED BY	<input type="checkbox"/> PERSON CONTACTED	<input checked="" type="checkbox"/> OTHER
OTHER	Manager	

26.0 EARTHQUAKE

WHAT IS THE EARTHQUAKE ZONE	2	
IS THERE ANY EARTHQUAKE HISTORY IN THE AREA	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<input type="checkbox"/> UNDETERMINED	
DESCRIBE HISTORY	Light tremors	
SIGNIFICANT EXTERIOR WALL OR FOUNDATION CRACKS NOTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SAGGING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

27.0 FLOOD

IS THIS ESTABLISHMENT LOCATED ON A FLOOD PLAIN	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS IT LOCATED NEAR A BODY OF WATER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DISTANCE TO NEAREST BODY OF WATER DETERMINED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE A HISTORY OF FLOODING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
EVIDENCE OF WATER DAMAGE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

28.0 WATER DAMAGE

ALLRISK

28.0 WATER DAMAGE

PLUMBING IS	<input checked="" type="checkbox"/> COPPER <input type="checkbox"/> PLASTIC	<input type="checkbox"/> GALVANIZED <input type="checkbox"/> OTHER
IS THERE EVIDENCE OF CORROSION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE BUILDING SPRINKLERED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
COMMENT	--	
IS STOCK SUSCEPTIBLE TO WATER DAMAGE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
DESCRIBE	fabric, dresses	
ARE ALL WINDOW/SKYLIGHT OPENINGS ADEQUATELY SEALED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DOES WATER MAIN PASS UNDER BUILDING	<input type="checkbox"/> YES <input type="checkbox"/> UNABLE TO DETERMINE	<input checked="" type="checkbox"/> NO
IS THE ROOF COVERING ADEQUATE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> UNDETERMINED	<input type="checkbox"/> NO
DATE OF MOST RECENT ROOF REPAIR	unknown	
INSIDE AND/OR ROOF STORAGE TANKS/PROCESS EQUIPMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF SKIDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF SHELVING	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IS THERE USE OF FLOOR DRAINS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SEWER BACKUP CLAIM IN THE LAST THREE YEARS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

29.0 COLLAPSE AND/OR SEWER BACKUP

IS THERE ANY HISTORY OF COLLAPSE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE ANY HISTORY OF SEWER BACK-UP	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE SEWER BACK-UP PROTECTION DEVICES IN PLACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> UNDETERMINED	<input type="checkbox"/> NO
COMMENTS	NONE	

30.0 ADDITIONAL PERILS

ALLRISK

30.0 ADDITIONAL PERILS

IS LIGHTNING PROTECTION IN PLACE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS RISK LOCATED WITHIN 5 KM OF AIRPORT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BENEATH A FLIGHT PATH	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE YARD FENCED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE YARD AND THE EXTERIOR OF THE BUILDING LIT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE RISK LOCATED IN A HIGH WIND/HAIL AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE VISIBLE SIGNS OF VANDALISM AT THE RISK	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE VISIBLE SIGNS OF VANDALISM IN THE AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE RISK PROTECTED FROM VEHICULAR IMPACT EXPOSURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
IS THE RISK PROTECTED FROM TRAIN IMPACT EXPOSURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
IS THE RISK PROTECTED FROM BOAT IMPACT EXPOSURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
COMMENTS	NONE	

31.0 BASIC PREMISES LIABILITY

STAIRS, RAMPS & HANDRAILS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	NONE	
FLOOR SURFACES & COVERING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	NONE	
WALLS & CEILINGS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	NONE	
INTERIOR & EXTERIOR LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	NONE	
EMERGENCY LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY

ALLRISK

31.0 BASIC PREMISES LIABILITY

DESCRIBE	NONE
INTERIOR & EXTERIOR HOUSEKEEPING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NONE
WASHROOMS	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SIDEWALKS, YARDS & PARKING LOTS	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
FIRE EXITS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NONE
FIRE ALARM SYSTEM(S)	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SNOW & ICE REMOVAL	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
ELEVATING DEVICES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SATELLITE DISHES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
EXTERIOR SIGNS	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
CO DETECTORS WHERE REQUIRED	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SWIMMING POOL	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SERVICE LOGS KEPT UP TO DATE FOR STAIR, FLOOR, WASHROOM, ENTRANCE, PARKING AREA, SNOW CLEARING	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
COMMENTS	NONE

32.0 BASIC CRIME

CRIME EXPERIENCE	<input type="checkbox"/> LOW <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> HIGH
NEIGHBOURHOOD	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL

ALLRISK

32.0 BASIC CRIME

NEIGHBOURHOOD	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> RURAL
	<input type="checkbox"/> ISOLATED	
NEIGHBOURHOOD APPEARS TO BE	<input checked="" type="checkbox"/> STABLE	
	<input type="checkbox"/> CHANGING VIA EXPANSION	
	<input type="checkbox"/> CHANGING VIA RENOVATION	
	<input type="checkbox"/> CHANGING VIA DETERIORATION	
TARGET STOCK	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
VISIBLE MALICIOUS DAMAGE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

33.0 BUSINESS

AUTOMATIC TELLER MACHINE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SAFE ON PREMISES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> UNABLE TO DETERMINE	
GUARD SERVICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> UNABLE TO DETERMINE	
TYPICAL STOCK	wedding dresses and related fabric	
SMASH & GRAB EXPOSURE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> UNABLE TO DETERMINE	
COMMENTS	NONE	

34.0 SECURITY ALARM SYSTEM

PREMISES ALARM SYSTEM IN USE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<input type="checkbox"/> N/A	<input type="checkbox"/> DISCONNECTED
YEAR INSTALLED	2008	
YEAR INSTALLED IS	<input type="checkbox"/> ESTIMATE	<input checked="" type="checkbox"/> ACTUAL
APPLIES TO	<input type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> INSURED TENANT
	<input type="checkbox"/> OTHER	
ALARM SYSTEM IS	<input checked="" type="checkbox"/> ACCEPTABLE	<input type="checkbox"/> UNACCEPTABLE
MONITORED BY	<input type="checkbox"/> ULC LISTED STATION	<input checked="" type="checkbox"/> UNLISTED STATION
	<input type="checkbox"/> LOCAL ALARM	<input type="checkbox"/> UNKNOWN
	<input type="checkbox"/> UNABLE TO DETERMINE	

ALLRISK

34.0 SECURITY ALARM SYSTEM

COMMENTS	NONE
----------	------

35.0 PHYSICAL PROTECTION

DOOR LOCKS	<input checked="" type="checkbox"/> DEADBOLT	<input type="checkbox"/> SPRING
	<input type="checkbox"/> PANIC	<input type="checkbox"/> OTHER
WINDOWS PROTECTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> N/A	
OTHER OPENINGS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

36.0 SUPPLEMENTS

ARE THERE ANY ADDITIONAL BUILDINGS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------------	------------------------------	--

Photographs

Front



Photographs

Rear



Photographs

Interior



Page: 49

Project Name: Loretta Ave N and
Gladstone Ave Ottawa ON

Project #: 21072000119

P.O. #: 285722.002

ENVIROSCAN Report

**Multirisk Report - 1994 MARQUE HOCO BRANDS
155 Loretta Ave North Ottawa ON K1Y3E5**

Requested by:

Eleanor Goolab

Date Completed: 07/28/2021 11:41:27



OPTA INFORMATION INTELLIGENCE

Multirisk Report - 1994 MARQUE HOCO BRANDS 155 Loretta Ave North Ottawa ON K1Y3E5

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Insurers' Advisory Organization (1989) Inc.

18 King Street East, Suite 700, Toronto, Ontario M5C 1C4 Tel.: (416) 368-1801 • Fax: (416) 368-7703

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**Ontario Branch
Confidential Report**

MULTIRISK SURVEY

Insured: MARQUE HOCO BRANDS
Location Surveyed: 155 LORETTA STREET N
OTTAWA, ONTARIO
K1V 2J7
Person Contacted: Joanne Fernandez
Telephone number: (613) 725-2838
Customer: Boreal P & C Insurance Company
Policy Number: 8701327
AIS Reference number: 70248139
Surveyed by: Paul Buck
Date of Survey: October 17, 1994

Committed to Service Excellence

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

M U L T I R I S K - F I R E, L I A B I L I T Y
A N D B A S I C C R I M E

OCCUPANCY:

The insured is a tenant at this location. They have been in operation since 1976 and at this location for 18 years. They occupy 186 sq. m and are the major occupant, having 8 employees. The premises are in good condition. The insured is interested in loss prevention and there have not been any losses during the last 3 years.

* Occupancy Description

Occupancy is storage and wholesale of bulk candies and nuts. All are stored on shelves. There is also some office space

* Other Classes of Occupants

Various tenants - Silk screening business, industrial equipment retailers, contractor's office

* Undesirable Features

No extinguishers. Minor electrical deficiencies

It is recommended that this location be resurveyed in 1 year(s).

BUILDING:

- * Built - 1950 (est.) Height: Storey(s) - 1 & 2
 - * There are no additions.
 - * There are no renovations.
 - * Building Condition - Good

 - * Area: Ground Floor - 800 sq. m Total - 1050 sq. m
-

BASIC CONSTRUCTION:

- * Walls - 40% Masonry - Concrete blocks
 - 60% Masonry - Concrete block, terazzo finish
- * Floors - 100% Wood joist
- * Roof - 60% - Steel deck
 - Surface material(s) - Tar and gravel
 - Roof replaced, unable to determine when.
- 40% - Wood joist
 - Surface material(s) - Tar and gravel
 - Roof replaced, unable to determine when.

INTERIOR FINISH:

- * Walls - 100% non-combustible
- * Ceilings - 100% non-combustible

BASEMENTS: None

VERTICAL OPENINGS: None

MEZZANINE: None

OUTBUILDINGS: None

HEATING:

- * Hot Water/Steam - 100% - No access - Not determined
 - Possibly upgraded, details could not be determined.
 - Installation appears safe
- * Chimneys:
 - ULC Factory Built - Standard

ELECTRICAL:

- * Condition - Good and appeared safe at the time of the survey.
- * Wiring - BX
- * Overcurrent protection - .
- * Electrical system - Possibly upgraded, details could not be determined.

PLUMBING:

- * Condition - Good at the time of the survey.
 - * Piping is Copper
 - * Plumbing - Possibly upgraded, details could not be determined.
-

EXPOSURES: (within 15m of the risk):

- * FRONT: OPEN
 - * REAR: OPEN
 - * LEFT: TO BUILDING
 - Construction - Masonry.
 - Occupancy - Department of National Defence.
 - Distance - 4 m Height - 3 storeys Length - 6 m
 - Protection - Blank masonry wall Grading - Light
 - * RIGHT: TO TENANT
 - Construction - Masonry.
 - Occupancy - Wholesaler(s).
 - Distance - 0 m Height - 1 storeys
 - Protection - Automatic Sprinklers Grading - Light
-

MUNICIPAL PROTECTION:

- * The FUS Public Fire Protection Classification is 3
- * Responding (career) fire department Ottawa
- * Distance from risk Less than 2.5 km
- * Access via Paved roads. Year-round.

- * The building itself is easily accessible to the fire department.
- * Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

- * Automatic sprinkler
 - * Fire detection/alarm system - Supervised - Full Heat & Smoke
-

M U L T I R I S K - L I A B I L I T Y

OCCUPANCY - GENERAL INFORMATION

- * Neighbourhood is predominantly commercial
- * Insured - tenant Area occupied - 186 sq. m
- * 1% accessible to public. Public access is considered light
- * Gross revenue - could not be determined at time of survey.

PREMISES information at the time of this survey

- * The following appeared to be SATISFACTORY:

Floor Surfaces & Coverings; Walls & Ceilings; Interior Lighting; Exterior Lighting; Emergency Lighting; Interior Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards & Parking Lots; Snow & ice removal; Fire Exits; Fire Alarms

- * Other features present:

Sale of food

- * Elevating devices in operation - none

M U L T I R I S K - E X P A N D E D C R I M E

BUSINESS:

The insured operates a wholesale of candies and nuts at this location, with Normal business hours 9:00a.m. - 5:30p.m. Monday to Friday. The present inventory value is approximately \$75000.

- * Inventory taken - Montly
 - * Typical Stock - Candies and nuts in boxes and bulk cartons
 - * Target Stock - None noted at time of survey

 - * There is a low smash and grab exposure at this location
-

NEIGHBOURHOOD:

- * Predominantly commercial
 - * Stable
 - * Best described as having a moderate crime rate.
-

SECURITY ALARMS:

- * General Information
 - Confirmed by - Insured
 - Installed by - Via Security
 - Unable to determine year installed
 - Monitoring facility - Type - Unlisted Monitoring Service
 - Name - Via Security
 - Equipment is not ULC listed
 - Alarm system is not certified by ULC

 - * Coverage and Devices
 - Coverage - Accessible openings; Space protection .
 - Devices - Infrared detector; Photoelectric beam.
 - System line security could not be determined

 - * System Status
 - There have been no false alarms in the past 12 months.
 - The system is not under suspension.
 - System has been suspended in the last 3 years.
 - Serviced by - Via Security
-

GENERAL PROTECTION at the time of this survey:

* The following appeared to be SATISFACTORY:

Exterior Lighting; Interior Lighting; Roof Accessibility;
Police Patrols

* Guard Service - None

DOOR DETAILS:

* Front - 3

- Construction - Metal with no panels
- Type - Person
- Equipped with Single Cylinder Dead Lock; Spring Lock
- Wired to alarm system

WINDOW DETAILS:

* Front - 8

- Type - Fixed - Glass block
- Burglary screens - No
- Burglary bars - Inside - spaced 9 cm.
- Bars - not secured, in acceptable condition
- Windows not wired to alarm system

* Side - 2

- Type - Fixed - Glass block
- Burglary screens - No
- Burglary bars - Inside - spaced 9 cm.
- Bars - not secured, in acceptable condition
- Windows not wired to alarm system

MONEY ON HAND:

* Currency	- Ave \$ 50	- Max \$ 1000
* Cheques	- Ave \$ 200	- Max \$ 4000

CHEQUES:

* Cashed - No

DEPOSITS:

* Frequency - Daily	
* Deposits made during daytime	Hours vary
* Distance is 2.0 km	0 staff accompany

SAFE: There is no safe on the premises.

M U L T I R I S K - A L L R I S K

EARTHQUAKE: Zone 2 History of earthquakes - No

FLOOD:

- * Nearest body of water - River/Canal
 - * Distance from risk - could not be determined at the time of the survey.
 - * Risk is not located on a flood plain
 - * There is no history of flooding
 - * No evidence of water damage
-

WATER DAMAGE:

- * Plumbing - Copper
 - * Evidence of corrosion - None
 - * Building is sprinklered
 - * At time of survey, the following appeared to be SATISFACTORY:
 - Stock susceptibility to water damage
 - Adequacy of sealing of Window/Skylight openings
 - Unusual damage exposure from air conditioning equipment
 - Adequacy of Roof covering material
 - * Most recent roof repair date - could not be determined
 - * Water damage protection - Shelving; Covers over stock/equipment
 - * History of water damage - None
 - * Evidence of water damage - None
-

COLLAPSE:

- * The following items were found which may lead to collapse, please refer to remarks for further details.

Changes in Roof Elevation

- * History of collapse - None
-

SEWER BACK-UP:

- * History of sewer back-up - None
- * Protection devices in place - could not be determined

VERIFICATION - WATER DAMAGE, FLOOD, SEWER BACK-UP INFORMATION:

- * Confirmed by Joanne Fernandez
- * Years knowledge of risk - 6

ADDITIONAL PERILS:

- * Lightning protection - No
- * Risk is not located within 5 km of an airport
- * Risk is not located beneath a flight path
- * Yard is not fenced
- * Yard/exterior of building lit
 - Lights fixed to building, complemented by city light poles
- * Risk is not located in high wind/hail area
- * No visible malicious damage/vandalism at risk
- * Signs of vandalism within surrounding vicinity
 - Yes
- * Risk is protected from vehicular impact
- * Vehicle impact exposure consists of Protected by precast concrete curbs

M U L T I R I S K
R E M A R K S / R E C O M M E N D A T I O N S

REMARKS:

- * Fire, Liability & Basic Crime - Insured has operated this business out of this location for some time, and has a well established territory. The building is in a good condition considering its age. No access to the boiler system was obtained as it was located in a locked area of the building. The coverplate was missing from the light switch to the woman's washroom. (Recommendation made). There was exposed wiring at the ceiling light inside the front door. (Recommendation made). There were no extinguishers. (Recommendation made).
- * Expanded Crime - No deficiencies were noted at the time of this inspection.
- * All Risk - There were no All Risk deficiencies noted at the time of this inspection.
- * Fire, Liability & Basic Crime - The sprinkler system was not tested or evaluated at the time of this inspection. A full sprinkler report can be obtained by making specific written request to IAO.

RECOMMENDATIONS:

- * 94-1 Fire, Liability & Basic Crime - A qualified electrician should be contacted to replace the missing light switch cover located in the women's washroom.
- * 94-2 Fire, Liability & Basic Crime - A qualified electrician should be contacted to repair or remove the exposed wires at the light inside the front door.
- * 94-3 Fire, Liability & Basic Crime - One ULC labelled multi-purpose type fire extinguisher with a minimum classification of "2A;10B,C" should be installed on the premises.

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- Submitting a new FOI Request for Property Information
- Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

1900/01/01

To (yyyy/mm/dd) *

2022/10/19

Type of Record(s) *

- All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

- Other Specific Document(s)

Type of Approval/Registration *

- Drinking Water Licenses
- Pesticide Licenses

- Permits to Take Water
- Noise Vibrations Approvals/Registrations
- Air Emissions Approvals/Registrations
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Waste Water - Industrial discharge
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems
 - No Supporting Documents All Supporting Documents Some Supporting Documents

Company Name

- Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name *

First Name *

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Project/Reference Number (if applicable)

Are you submitting this request on behalf of a client? *

- Yes No

Mailing Address

Unit Number

Street Number *

Street Name *

1 Hine

200

PO Box

City/Town *

Province *

Postal Code *

Ottawa

ON

K2K 3C7

Telephone Number *

Email Address *

1-613-286-5102

ext.

jcrooks@pinchin.com

Is there an alternate contact (e.g. office admin)? *

Yes

No

Section 3 – Current Property Address Information

Is the property a:

Park

Lake

First Nation Band

Wind Farm

Federal Land

Island

Unsurveyed Land

Are you requesting information about multiple addresses? *

Yes

No

Please only submit a request with multiple addresses if the property is one site. To be considered one site, addresses must be adjacent to each other and owned by the same owner(s).

Do the multiple addresses belong to one site? *

Yes

No

Please submit a separate FOI request for each address.

Site Name

Property Address

Address 1

Unit Number

Street Number

Street Name

949

Gladstone Ave

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Address 2

Unit Number

Street Number

Street Name

951

Gladstone AVE

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Address 3

Unit Number

Street Number

Street Name

953

Gladstone Ave

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Address 4

Unit Number

Street Number

Street Name

955

Gladstone Ave

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Address 5

Unit Number

Street Number

Street Name

957

Gladstone Ave

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Address 6

Unit Number

Street Number

Street Name

971

Gladstone Ave

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Ottawa

Closest Intersection

Address 7

Unit Number

Street Number

Street Name

145

Loretta Ave North

Full Lot Number	Concession	Geographic Township
<input type="text"/>	<input type="text"/>	<input type="text"/>

City/Town/Village *

Closest Intersection

Address 8

Unit Number	Street Number	Street Name
<input type="text"/>	<input type="text" value="155"/>	<input type="text" value="Loretta Ave North"/>

Full Lot Number	Concession	Geographic Township
<input type="text"/>	<input type="text"/>	<input type="text"/>

City/Town/Village *

Closest Intersection

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

Yes No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

Address 1

949 Gladstone Ave
Ottawa

Owner Name

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 2

951 Gladstone Ave
Ottawa

Owner Name

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 3

953 Gladstone Ave
Ottawa

Owner Name

n/a

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 4

955 Gladstone Ave
Ottawa

Owner Name

n/a

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 5

957 Gladstone Ave
Ottawa

Owner Name

n/a

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 6

971 Gladstone Ave
Ottawa

Owner Name

n/a

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 7

145 Loretta Ave North
Ottawa

Owner Name

n/a

Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 8

155 Loretta Ave North
Ottawa

Owner Name

n/a

Date of Ownership (yyyy/mm/dd)

Tenant Name



345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Tel: 416.734.3300
 Fax: 416.231.1626
 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 145 Loretta Ave. North, Ottawa, ON
Your File No.: 285722.002
SR No.: 3088544

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

S. Thompson

Sherees Thompson

Limitations and Notices:

TSSA Fuels Safety:

If you have environmental concerns regarding this property, you should consider hiring an environmental consultant to conduct an environmental assessment of the property in question.

- Sites that have not been licensed since 1987 may not be in TSSA records.
- Be advised, TSSA Fuels Safety Division did not register:
 - private fuel underground/ aboveground storage tanks prior to January of 1990; and
 - furnace oil tanks prior to May 1, 2002.
- Fuels Safety Division does not register
 - private waste oil tanks in apartments, office buildings, residences etc.; and
 - aboveground gas or diesel tanks.
- The *Technical Standards and Safety Act* and associated regulations do not require the registration of private fuel outlets, nor does it require that any documentation on these facilities be submitted to or reviewed or approved by TSSA. As a result, TSSA has limited information on these facilities. TSSA cautions that any information provided may be inaccurate, incomplete or out of date.

TSSA Elevating & Amusement Devices Program Notice:

- All orders and/or directions issued by the TSSA Inspector have a compliance date and the owner or designated contractor are required to comply within the specified time limit.
- All written declarations of compliance (where eligible) should be sent to TSSA. Once a declaration of compliance has been received, the outstanding order will be resolved.
- Each report shows the details and date of the inspection conducted by TSSA at the requested location.
- The Ontario Amusement Devices Regulation (O. Reg. 221/01) was adopted in 2001. Since that time, TSSA retains copies of technical dossiers of new amusement devices in Ontario (as per TSSA's retention policy). However, for rides that existed prior to the adoption of the Regulation, which were subject to a "grandfathering-in" clause, technical dossiers were not required to be filed with the TSSA. However, if the amusement ride remains in operation, as per ASTM requirements, the owner/licensee must possess an operations document for the device in question.

TSSA Boilers and Pressure Vessels (BPVs) Program Notice:

- Be advised, TSSA does not typically inspect BPVs. These inspections are usually performed by insurance companies.
- **Inspection reports are not always submitted to TSSA by insurance companies; therefore, while TSSA may have some evidence of a BPV at a location on file, there may be no inspection records pertaining to BPVs located at the address provided.
- As of July 1, 2018, BPVs in Ontario may not be operated unless the Director has issued a current certificate of inspection (COI) to the owner or operator. A COI will be issued to the owner or operator of the BPV by TSSA after TSSA has received a Record of Inspection (ROI) from the insurer/third-party inspector, the associated fees have been paid and the BPV has passed a periodic inspection.
- Please note that if the BPV in question is insured, the insurance company may have additional inspection records. Please contact the insurer directly should you wish to obtain further information.



345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Tel: 416.734.3300
 Fax: 416.231.1626
 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 155 Loretta Ave. North, Ottawa, ON
Your File No.: 285722.002
SR No.: 3088546

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

S. Thompson

Sherees Thompson



345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Tel: 416.734.3300
 Fax: 416.231.1626
 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 949 Gladstone Ave., Ottawa, ON
Your File No.: 285722.002
SR No.: 3088548

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

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18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 951 Gladstone Ave., Ottawa, ON
Your File No.: 285722.002
SR No.: 3088552

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

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Yours truly,

S. Thompson

Sherees Thompson



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 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 953 Gladstone Ave., Ottawa, ON
Your File No.: 285722.002
SR No.: 3088554

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

S. Thompson

Sherees Thompson



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 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 955 Gladstone Ave., Ottawa, ON
Your File No.: 285722.002
SR No.: 3088556

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

S. Thompson

Sherees Thompson



345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Tel: 416.734.3300
 Fax: 416.231.1626
 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 957 Gladstone Ave., Ottawa, ON
Your File No.: 285722.002
SR No.: 3088558

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input type="checkbox"/>	<input type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

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Yours truly,

S. Thompson

Sherees Thompson



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 Toronto, Ontario M9W 6N9
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 Toll Free: 1.877.682.8772
 www.tssa.org

18 August 2021

Julie Crooks
 PINCHIN LTD.
 1 Hines Road
 Suite 200
 Kanata ON K2K 2X3

Subject: 971 Gladstone Ave., Ottawa, ON
Your File No.: 285722.002
SR No.: 3088560

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted subject.

A search of TSSA public records **did not** identify/reveal/locate any documents relating to the following Program(s):

<u>Program</u>	<u>No Record</u>
Fuels Safety	<input type="checkbox"/>
Boiler/Pressure Vessel	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

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Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

S. Thompson

Sherees Thompson

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[Configuration](#)

Item Instance Details

Item Instance: **9453941**
Item: **FS GASOLINE STATION - FULL SERVE**
Item Description: **FS Gasoline Station - Full Serve**

General Attributes

Organization Name	TSSA Item Master	Instance Name	
Last Version Label 1		Version Label Date	02-JAN-1989 0:00
Revision		New Version Label	<input type="text"/>
System	<input type="text"/>	External Reference	<input type="text"/>
	<input type="button" value="Go"/>	Accounting Classification	Customer Product <input type="button" value="v"/>
Item Instance Type	<input type="button" value="v"/>	Lot Number	: not lot-controlled
Operational Status	Not Used	Condition	
Status	EXPIRED	UOM	Each
Quantity	1	Start Time	0:00
Start Date	02-JAN-1989	Shipped On Time	
Shipped On Date		End Time	0:00
End Date	17-JUN-1993	Return By Time	
Return By Date		Actual Return Time	
Actual Return Date			

* Indicates required field.

Time format is HH24:MM

Note: You do not have permission to make updates in this page.

Creation Completed

Owner

Party Type Party

Party Name: MR GAS LIMITED **

Party Number: 260986

Account Number: 120102

Account Name MR GAS LIMITED**

Current Location

* Type

Party Name

Party Number

*Line 1

Site Number

Address **971 GLADSTONE AV
OTTAWA, K1Y 3E5, CA**

Installed At

Installed Date 02-JAN-1989

Installed Time 0:00

Time format is HH24:MM

Change in installed date does not change contract date.

Type

Order

Sales Order Number	Sales Order Date
Sales Order Line	
Purchase Order Number	Agreement Name


Item Flags


- BOM Enabled
- IB Trackable Inventory Trackable
- Sellable Shippable


Item Views

- Merchant Customer

Descriptive Flexfields


Context Value 
Select Context Value and click 'Go' to show relevant fields.


Facility Type 2 

Facility Type 3 

Total Capacity - Liquid Fuel Tanks (L)

Total Capacity - Propane Tank s (USWG)

* Previous Facility Type 

Previous Instance Number 



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View : Item Instance : 10902896

Item **FS LIQUID FUEL TANK** System
 Item Description **FS Liquid Fuel Tank** Owner **MR GAS LIMITED ****
 Account Number **120102**

Other Item Instance Details

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- [Item Instance History](#)
- [Operating Units](#)
- [Contracts](#)
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- [Service Requests](#)
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General | **Location** | **Associations** | **Configuration** | **Counters** | **Notes**

External Reference		New Version Label	
Organization	TSSA Item Master	Last Version Label	1
Revision		Creation Date	02-Oct-1989 00:00:00
CRN		Status	EXPIRED
Quantity	1	Install Date	02-Oct-1989 00:00:00
UOM	Each	Expiration Date	17-Jun-1993 00:00:00
Item Instance Type		Shipped On Date	
Item Condition		Return By Date	
Accounting Classification	Customer Product	Actual Return Date	
Operational Status Code	Not Used		

[Hide Instance Flex Fields](#)

[Show Additional Attributes](#)

Fuel Type1	Gasoline <small>Gasoline</small>
Fuel Type2	
Fuel Type3	
Capacity (L)	22700
Tank Material	Steel <small>Steel</small>
Tank Type	Liquid Fuel Single Wall UST <small>Liquid Fuel Single Wall UST</small>
FS Corrosion Protection	Sacrificial anode <small>Sacrificial anode</small>
Overfill Protection Type	
Installation Year	1979
ULC Standard	
Manufacturer	
Model	
Serial Number	
Description	UNDERGROUND TANK

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View : Item Instance : 10902914

Item **FS LIQUID FUEL TANK** System
 Item Description **FS Liquid Fuel Tank** Owner **MR GAS LIMITED ****
 Account Number **120102**

Other Item Instance Details

- [Transaction History](#)
- [Item Instance History](#)
- [Operating Units](#)
- [Contracts](#)
- [Orders](#)
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- [Orders and Directives](#)
- [View Relationship](#)
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- [OMS Orders](#)

General | **Location** | **Associations** | **Configuration** | **Counters** | **Notes**

External Reference		New Version Label	
Organization	TSSA Item Master	Last Version Label	1
Revision		Creation Date	02-Oct-1989 00:00:00
CRN		Status	EXPIRED
Quantity	1	Install Date	02-Oct-1989 00:00:00
UOM	Each	Expiration Date	17-Jun-1993 00:00:00
Item Instance Type		Shipped On Date	
Item Condition		Return By Date	
Accounting Classification	Customer Product	Actual Return Date	
Operational Status Code	Not Used		

Hide Instance Flex Fields

Show Additional Attributes

Fuel Type1 **Gasoline**
Gasoline

Fuel Type2

Fuel Type3

Capacity (L) **22700**

Tank Material **Steel**
Steel

Tank Type **Liquid Fuel Single Wall UST**
Liquid Fuel Single Wall UST

FS Corrosion Protection **Sacrificial anode**
Sacrificial anode

Overfill Protection Type

Installation Year **1979**

ULC Standard

Manufacturer

Model

Serial Number

Description **UNDERGROUND TANK**

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DATABASE REPORT

Project Property: *Loretta Ave N and Gladstone Ave Ottawa
ON
155 Loretta Ave N
Ottawa ON K1Y 3E5*

Project No: *285722.002*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *21072000119*

Requested by: *Pinchin Ltd.*

Date Completed: *July 23, 2021*

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Executive Summary

Property Information:

Project Property: *Loretta Ave N and Gladstone Ave Ottawa ON
155 Loretta Ave N Ottawa ON K1Y 3E5*

Project No: *285722.002*

Order Information:

Order No: *21072000119*

Date Requested: *July 20, 2021*

Requested by: *Pinchin Ltd.*

Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Physical Setting Report (PSR) *PSR*

Topographic Map *Ontario Base Map (OBM)*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AST	<i>Aboveground Storage Tanks</i>	N	-	-	-
AUWR	<i>Automobile Wrecking & Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CDRY	<i>Dry Cleaning Facilities</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	N	-	-	-
CHEM	<i>Chemical Manufacturers and Distributors</i>	N	-	-	-
CHM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
DTNK	<i>Delisted Fuel Tanks</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EPAR	<i>Environmental Penalty Annual Report</i>	N	-	-	-
EXP	<i>List of Expired Fuels Safety Facilities</i>	N	-	-	-
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	N	-	-	-
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	N	-	-	-
FSTH	<i>Fuel Storage Tank - Historic</i>	N	-	-	-
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	N	-	-	-
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>Fuel Oil Spills and Leaks</i>	N	-	-	-
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-
NCPL	<i>Non-Compliance Reports</i>	N	-	-	-
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	N	-	-	-
NEBI	<i>National Energy Board Pipeline Incidents</i>	N	-	-	-
NEBP	<i>National Energy Board Wells</i>	N	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	N	-	-	-
NPCB	<i>National PCB Inventory</i>	N	-	-	-
NPRI	<i>National Pollutant Release Inventory</i>	N	-	-	-
OGWE	<i>Oil and Gas Wells</i>	N	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	N	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	N	-	-	-
ORD	<i>Orders</i>	N	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	N	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	N	-	-	-
PES	<i>Pesticide Register</i>	N	-	-	-
PINC	<i>Pipeline Incidents</i>	N	-	-	-
PRT	<i>Private and Retail Fuel Storage Tanks</i>	N	-	-	-
PTTW	<i>Permit to Take Water</i>	N	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	N	-	-	-
RSC	<i>Record of Site Condition</i>	N	-	-	-
RST	<i>Retail Fuel Storage Tanks</i>	N	-	-	-
SCT	<i>Scott's Manufacturing Directory</i>	N	-	-	-
SPL	<i>Ontario Spills</i>	Y	4	15	19
SRDS	<i>Wastewater Discharger Registration Database</i>	N	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	N	-	-	-
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	N	-	-	-
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	N	-	-	-
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	N	-	-	-
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	N	-	-	-
WWIS	<i>Water Well Information System</i>	N	-	-	-
Total:			4	15	19

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>
1	SPL		145 Loretta Ave North Ottawa ON	NW/0.0	0.03	14
1	SPL	Private Pickup Truck<UNOFFICIAL>	145 Loretta Avenue, North Ottawa ON K1Y 2J7	NW/0.0	0.03	14
2	SPL	SNC-Lavalin Inc.	949 B Gladstone Ave, Ottawa ON	ESE/0.0	-0.36	15
2	SPL	SNC- Lavalin Trillium Partner 1 Inc. and SNC- Lavalin Trillium Partner 2 Inc.	949-B Gladstone Avenue Ottawa ON	ESE/0.0	-0.36	15

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>
<u>3</u>	SPL	Canadian Bank Note Company, Limited	975 Gladstone Road Ottawa ON	W/61.2	1.27	<u>16</u>
<u>4</u>	SPL	Enbridge Gas Distribution Inc.	166 Loretta Ave Ottawa ON	S/97.1	3.95	<u>16</u>
<u>5</u>	SPL	BA International Inc.	975 Gladstone Ave Ottawa ON K1Y 4W5	WNW/97.8	0.64	<u>17</u>
<u>5</u>	SPL	BA International Inc.	975 Gladstone Ave Ottawa ON K1Y 4W5	WNW/97.8	0.64	<u>17</u>
<u>5</u>	SPL	Drain-All Ltd.	975 Gladstone Ave Ottawa ON K1Y 4W5	WNW/97.8	0.64	<u>18</u>
<u>5</u>	SPL	349977 Ontario Ltd.	975 Gladstone Ave Ottawa ON K1Y 4W5	WNW/97.8	0.64	<u>18</u>
<u>6</u>	SPL	City of Ottawa	Breezehill Ave N between Laurel and Gladstone Ottawa ON	W/117.4	2.02	<u>19</u>
<u>7</u>	SPL	PRIVATE RESIDENCE	189 BREEZEHILL N., FURNACE OIL TANK FURNACE OIL TANK OTTAWA CITY ON	SSW/128.5	4.15	<u>19</u>
<u>8</u>	SPL		248 Preston Street Ottawa ON	ENE/149.9	-0.05	<u>20</u>
<u>9</u>	SPL	KENT FUELS	175 LORETTA AVE. RMOC GARAGE TANK TRUCK (CARGO) OTTAWA CITY ON	SE/152.4	1.90	<u>20</u>
<u>10</u>	SPL	OTTAWA HYDRO	99 BREEZE HILL AVENUE TRANSFORMER OTTAWA CITY ON	WNW/173.3	-1.36	<u>21</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
11	SPL	Enbridge Gas Inc.	73 Breezehill Ave N. Ottawa ON	NW/195.1	-3.05	21
12	SPL	UNKNOWN	933 GLADSTONE OTTAWA CITY ON K1A 0T4	N/204.9	-4.05	22
13	SPL		Intersection of Balsam St and Preston St Ottawa ON	ENE/223.0	1.25	22
14	SPL	City of Ottawa	South East corner of Preston and Balsam 241 PRESTON STREET, OTTAWA<UNOFFICIAL> Ottawa ON K1R 7R3	ENE/231.8	1.25	23

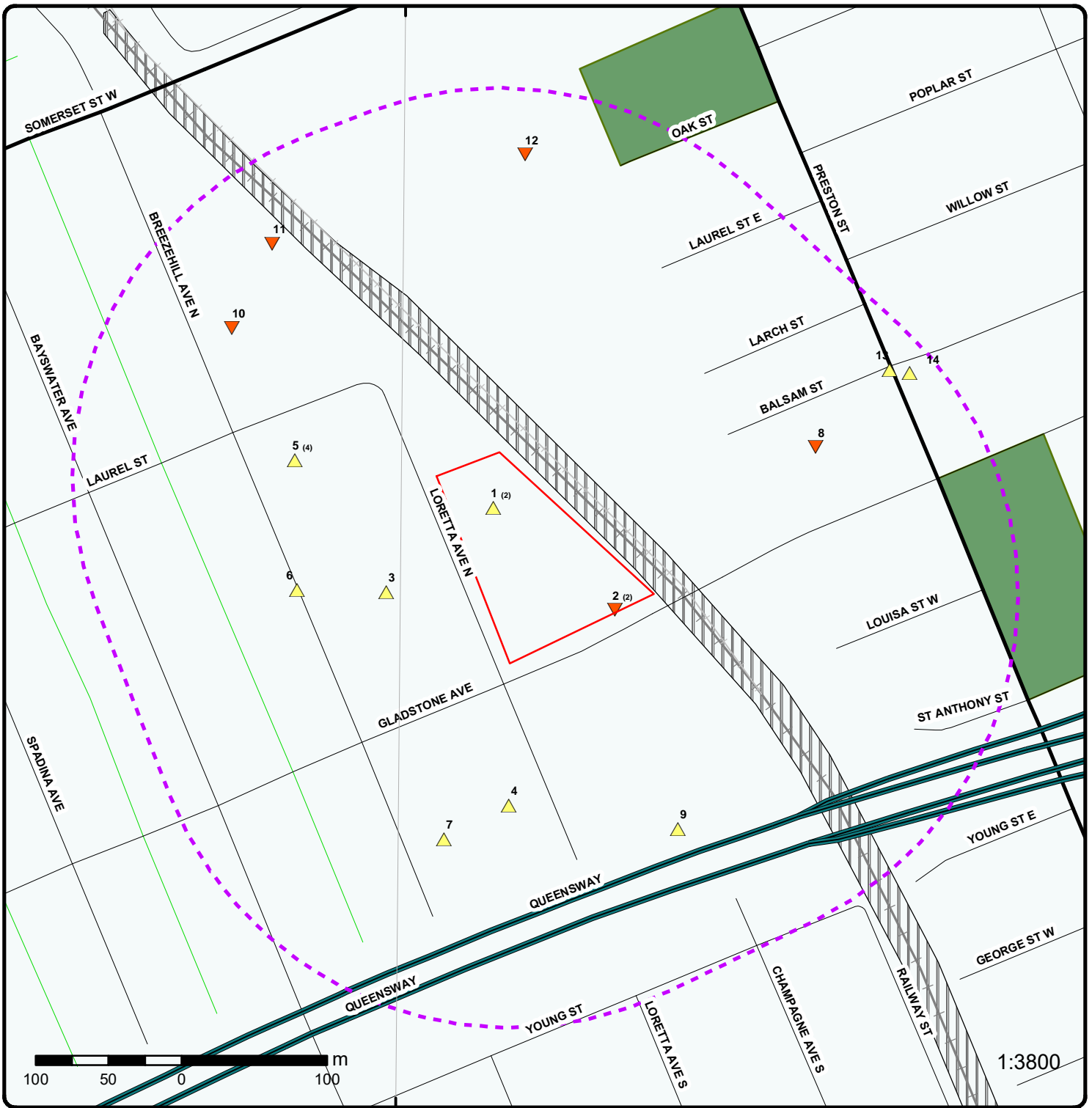
Executive Summary: Summary By Data Source

SPL - Ontario Spills

A search of the SPL database, dated 1988-Aug 2020 has found that there are 19 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	145 Loretta Ave North Ottawa ON	0.0	<u>1</u>
Private Pickup Truck<UNOFFICIAL>	145 Loretta Avenue, North Ottawa ON K1Y 2J7	0.0	<u>1</u>
SNC-Lavalin Inc.	949 B Gladstone Ave, Ottawa ON	0.0	<u>2</u>
SNC- Lavalin Trillium Partner 1 Inc. and SNC- Lavalin Trillium Partner 2 Inc.	949-B Gladstone Avenue Ottawa ON	0.0	<u>2</u>
Canadian Bank Note Company, Limited	975 Gladstone Road Ottawa ON	61.2	<u>3</u>
Enbridge Gas Distribution Inc.	166 Loretta Ave Ottawa ON	97.1	<u>4</u>
349977 Ontario Ltd.	975 Gladstone Ave Ottawa ON K1Y 4W5	97.8	<u>5</u>
BA International Inc.	975 Gladstone Ave Ottawa ON K1Y 4W5	97.8	<u>5</u>
BA International Inc.	975 Gladstone Ave Ottawa ON K1Y 4W5	97.8	<u>5</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Drain-All Ltd.	975 Gladstone Ave Ottawa ON K1Y 4W5	97.8	<u>5</u>
City of Ottawa	Breezehill Ave N between Laurel and Gladstone Ottawa ON	117.4	<u>6</u>
PRIVATE RESIDENCE	189 BREEZEHILL N., FURNACE OIL TANK FURNACE OIL TANK OTTAWA CITY ON	128.5	<u>7</u>
	248 Preston Street Ottawa ON	149.9	<u>8</u>
KENT FUELS	175 LORETTA AVE. RMOC GARAGE TANK TRUCK (CARGO) OTTAWA CITY ON	152.4	<u>9</u>
OTTAWA HYDRO	99 BREEZE HILL AVENUE TRANSFORMER OTTAWA CITY ON	173.3	<u>10</u>
Enbridge Gas Inc.	73 Breezehill Ave N. Ottawa ON	195.1	<u>11</u>
UNKNOWN	933 GLADSTONE OTTAWA CITY ON K1A 0T4	204.9	<u>12</u>
	Intersection of Balsam St and Preston St Ottawa ON	223.0	<u>13</u>
City of Ottawa	South East corner of Preston and Balsam 241 PRESTON STREET, OTTAWA<UNOFFICIAL> Ottawa ON K1R 7R3	231.8	<u>14</u>



Map: 0.25 Kilometer Radius

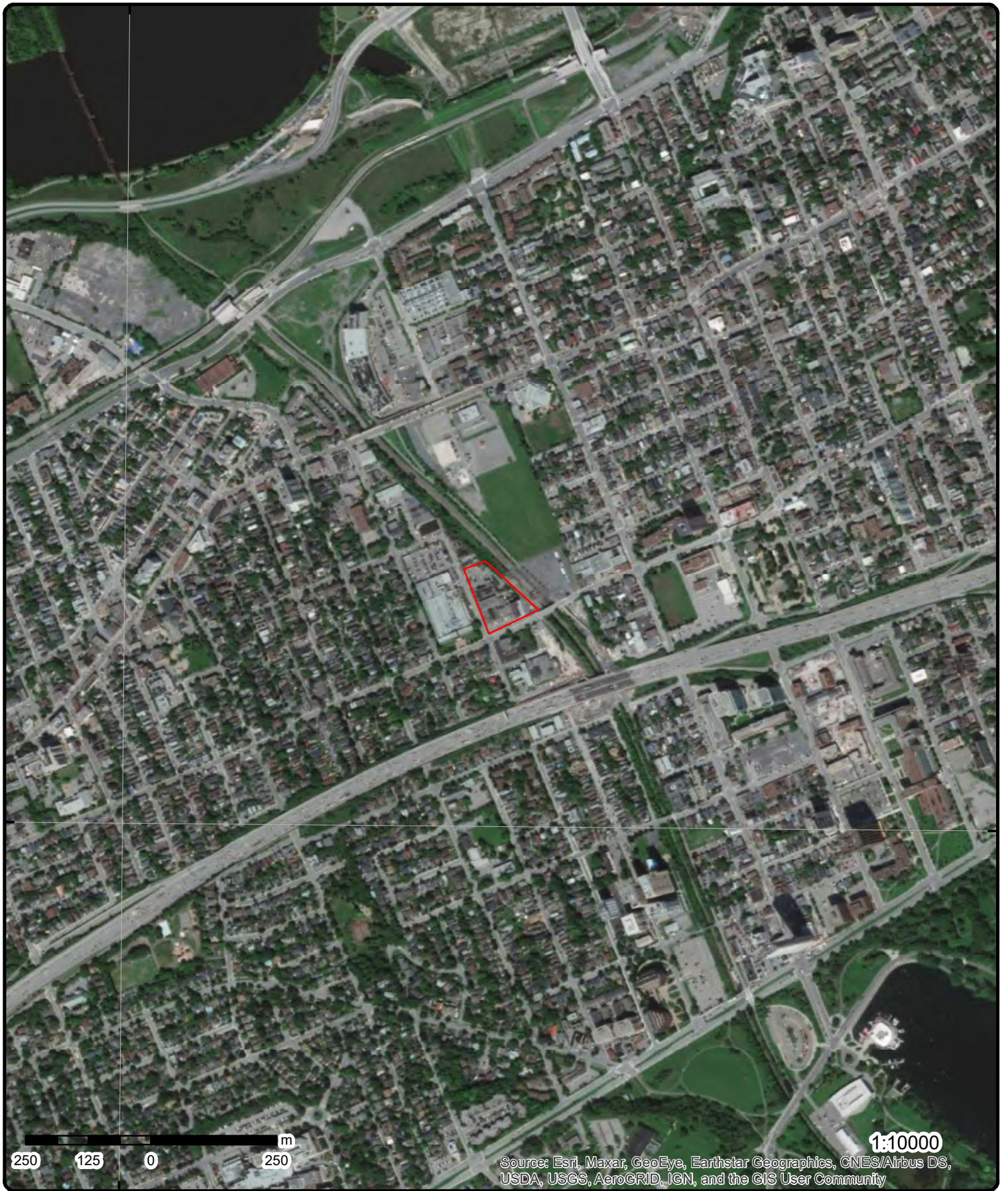
Order Number: 21072000119

Address: 155 Loretta Ave N, Ottawa, ON



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	Ferry Route/Ice Road	Other Recreation Area
	Proposed Road		

75°43'30"W



Aerial Year: 2020

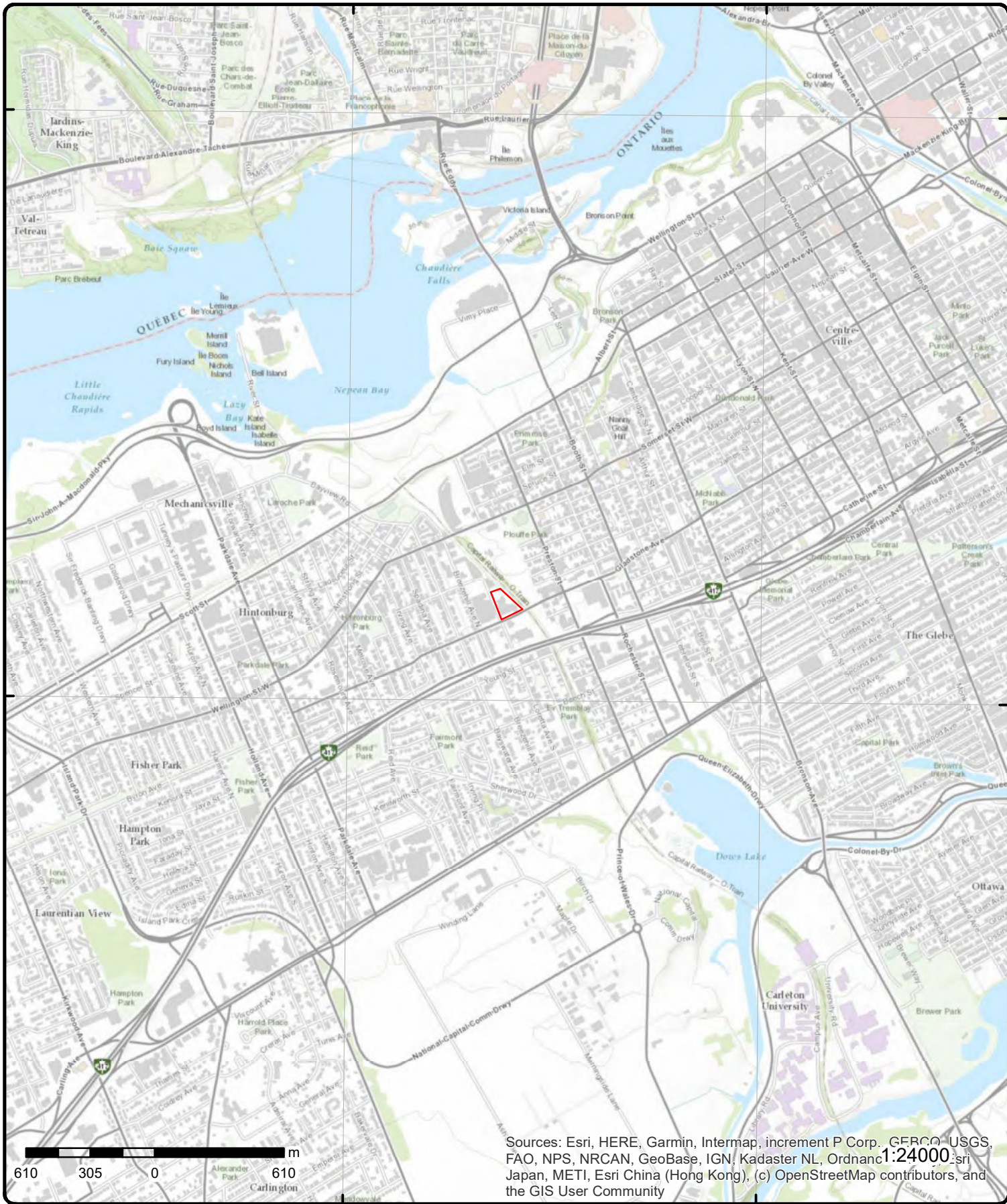
Order Number: 21072000119

Address: 155 Loretta Ave N, Ottawa, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 155 Loretta Ave N, ON

Source: ESRI World Topographic Map

Order Number: 21072000119



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p><u>1</u></p> <p>Ref No: 6320-BA8RWR Site No: NA Incident Dt: 3/13/2019 Year: Incident Cause: Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 3/13/2019 Dt Document Closed: Incident Reason: Site Name: 145 Loretta Ave North<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: TSSA: sheen on surface water private fuel outlet Contaminant Qty:</p>	<p>1 of 2</p>	<p>NW/0.0</p>	<p>66.0 / 0.03</p>	<p>145 Loretta Ave North Ottawa ON</p> <p>Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: 145 Loretta Ave North Site District Office: Ottawa Site Postal Code: Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:</p>	<p>SPL</p>
<p><u>1</u></p> <p>Ref No: 6872-BLDNXE Site No: NA Incident Dt: 2020/02/01 Year: Incident Cause: Incident Event: Leak/Break Contaminant Code: 15 Contaminant Name: MOTOR OIL Contaminant Limit 1: Contam Limit Freq 1: n/a Contaminant UN No 1: 1993 Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Land; Surface Water MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 2020/02/01 Dt Document Closed: 2020/07/17</p>	<p>2 of 2</p>	<p>NW/0.0</p>	<p>66.0 / 0.03</p>	<p>Private Pickup Truck<UNOFFICIAL> 145 Loretta Avenue, North Ottawa ON K1Y 2J7</p> <p>Discharger Report: Material Group: Health/Env Conseq: 0 - No Impact Client Type: Sector Type: Miscellaneous Industrial Agency Involved: Nearest Watercourse: Site Address: 145 Loretta Avenue, North Site District Office: Ottawa Site Postal Code: K1Y 2J7 Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Northing: 5028095.09 Easting: 443957.07 Site Geo Ref Accu: Site Map Datum: SAC Action Class: Watercourse Spills</p>	<p>SPL</p>

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Reason: Operator/Human Error Site Name: Parking Lot<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: City of Ottawa: Unknown Quantity of Motor Fluids to CB Contaminant Qty: 0 other - see incident description					
2	1 of 2	ESE/0.0	65.6 / -0.36	SNC-Lavalin Inc. 949 B Gladstone Ave, Ottawa ON	SPL
Ref No: 0700-BSLS56 Site No: NA Incident Dt: 2020/08/18 Year: Incident Cause: Incident Event: Leak/Break Contaminant Code: 15 Contaminant Name: HYDRAULIC OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: n/a Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Land; Source Water Zone MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 2020/08/18 Dt Document Closed: 2020/08/31 Incident Reason: Equipment Failure Site Name: Work site<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: SNC-Lavalin 2L hydraulic oil to gravel, contained Contaminant Qty: 2 L					
Discharger Report: Material Group: Health/Env Conseq: 2 - Minor Environment Client Type: Corporation Sector Type: Other Agency Involved: Nearest Watercourse: Site Address: 949 B Gladstone Ave, Site District Office: Ottawa Site Postal Code: Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Northing: 5028066.47 Easting: 444018.62 Site Geo Ref Accu: Site Map Datum: SAC Action Class: TSSA - Fuel Safety Program Notifications Source Type: Other					
2	2 of 2	ESE/0.0	65.6 / -0.36	SNC- Lavalin Trillium Partner 1 Inc. and SNC- Lavalin Trillium Partner 2 Inc. 949-B Gladstone Avenue Ottawa ON	SPL
Ref No: 0070-BRKQS2 Site No: NA Incident Dt: 2020/07/16 Year: Incident Cause: Incident Event: Leak/Break Contaminant Code: 15 Contaminant Name: HYDRAULIC OIL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: n/a Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Land MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 2020/07/16					
Discharger Report: Material Group: Health/Env Conseq: 2 - Minor Environment Client Type: Partnership Sector Type: Miscellaneous Industrial Agency Involved: Nearest Watercourse: Site Address: 949-B Gladstone Avenue Site District Office: Ottawa Site Postal Code: Site Region: Eastern Site Municipality: Ottawa Site Lot: Site Conc: Northing: 5028083.08 Easting: 444126.44 Site Geo Ref Accu: Site Map Datum:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p>Dt Document Closed: 2020/09/21 SAC Action Class:</p> <p>Incident Reason: Equipment Failure Source Type: Valve/Fitting/Piping</p> <p>Site Name: Construction Project - OLRT phase 2<UNOFFICIAL></p> <p>Site County/District:</p> <p>Site Geo Ref Meth:</p> <p>Incident Summary: SNC Lavalin: 0.5L of hydraulic oil to gravel; cleaned</p> <p>Contaminant Qty: 0.5 L</p>					
<u>3</u>	1 of 1	W/61.2	67.2 / 1.27	Canadian Bank Note Company, Limited 975 Gladstone Road Ottawa ON	SPL
<p>Ref No: 8041-BJCR6G Discharger Report:</p> <p>Site No: NA Material Group:</p> <p>Incident Dt: 2019/11/25 Health/Env Conseq: 2 - Minor Environment</p> <p>Year: Client Type: Corporation</p> <p>Incident Cause: Sector Type: Miscellaneous Communal</p> <p>Incident Event: Leak/Break Agency Involved:</p> <p>Contaminant Code: 38 Nearest Watercourse:</p> <p>Contaminant Name: REFRIGERANT GAS, N.O.S. Site Address: 975 Gladstone Road</p> <p>Contaminant Limit 1: Site District Office: Ottawa</p> <p>Contam Limit Freq 1: Site Postal Code:</p> <p>Contaminant UN No 1: 1078 Site Region: Eastern</p> <p>Environment Impact: Site Municipality: Ottawa</p> <p>Nature of Impact: Site Lot:</p> <p>Receiving Medium: Site Conc:</p> <p>Receiving Env: Air Northing:</p> <p>MOE Response: No Easting:</p> <p>Dt MOE Arvl on Scn: Site Geo Ref Accu:</p> <p>MOE Reported Dt: 2019/11/28 Site Map Datum:</p> <p>Dt Document Closed: SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill</p> <p>Incident Reason: Equipment Failure Source Type: Valve/Fitting/Piping</p> <p>Site Name: Canadian Bank Note Company<UNOFFICIAL></p> <p>Site County/District:</p> <p>Site Geo Ref Meth:</p> <p>Incident Summary: Canadian Bank Note Company: 320 lbs R134 to atm.</p> <p>Contaminant Qty: 320 lb</p>					
<u>4</u>	1 of 1	S/97.1	69.9 / 3.95	Enbridge Gas Distribution Inc. 166 Loretta Ave Ottawa ON	SPL
<p>Ref No: 4617-9YGGA8 Discharger Report:</p> <p>Site No: NA Material Group:</p> <p>Incident Dt: 7/15/2015 Health/Env Conseq:</p> <p>Year: Client Type:</p> <p>Incident Cause: Sector Type: Miscellaneous Industrial</p> <p>Incident Event: Agency Involved:</p> <p>Contaminant Code: 35 Nearest Watercourse:</p> <p>Contaminant Name: NATURAL GAS (METHANE) Site Address: 166 Loretta Ave</p> <p>Contaminant Limit 1: Site District Office:</p> <p>Contam Limit Freq 1: Site Postal Code:</p> <p>Contaminant UN No 1: Site Region:</p> <p>Environment Impact: Site Municipality: Ottawa</p> <p>Nature of Impact: Site Lot:</p> <p>Receiving Medium: Site Conc:</p> <p>Receiving Env: Northing:</p> <p>MOE Response: No Easting:</p> <p>Dt MOE Arvl on Scn: Site Geo Ref Accu:</p> <p>MOE Reported Dt: 7/16/2015 Site Map Datum:</p> <p>Dt Document Closed: 10/3/2015 SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Incident Reason: Operator/Human Error
Site Name: commercial<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: TSSA: 166 Loretta Ave, 1.25 inch, safe
Contaminant Qty: 0 n/a

Release/Spill

<u>5</u>	1 of 4	WNW/97.8	66.6 / 0.64	BA International Inc. 975 Gladstone Ave Ottawa ON K1Y 4W5	SPL
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Ref No: 3258-76CGWF
Site No:
Incident Dt:
Year:
Incident Cause: Other Discharges
Incident Event:
Contaminant Code: 99
Contaminant Name: CORROSIVE LIQUIDS, N.O.S.
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Possible
Nature of Impact: Soil Contamination
Receiving Medium: Land
Receiving Env:
MOE Response: Planned Field Response
Dt MOE Arvl on Scn:
MOE Reported Dt: 8/23/2007
Dt Document Closed:
Incident Reason: Process upset
Site Name: 122 HWY 53<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: Lacombe: small quantity 121 C liquid to parking lot
Contaminant Qty: 0 other - see incident description

Discharger Report:
Material Group: Other
Health/Env Conseq:
Client Type:
Sector Type: Transport Truck
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Brant
Site Lot:
Site Conc:
Northing: NA
Easting: NA
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

<u>5</u>	2 of 4	WNW/97.8	66.6 / 0.64	BA International Inc. 975 Gladstone Ave Ottawa ON K1Y 4W5	SPL
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Ref No: 0352-789G8L
Site No:
Incident Dt:
Year:
Incident Cause: Pipe Or Hose Leak
Incident Event:
Contaminant Code: 15
Contaminant Name: HYDRAULIC OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Not Anticipated
Nature of Impact: Other Impact(s)
Receiving Medium: Land & Water
Receiving Env:
MOE Response: No Field Response
Dt MOE Arvl on Scn:
MOE Reported Dt: 10/23/2007
Dt Document Closed: 11/15/2007
Incident Reason: Equipment Failure

Discharger Report:
Material Group: Oil
Health/Env Conseq:
Client Type:
Sector Type: Other
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Northing: NA
Easting: NA
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB	
Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty:		BA International Inc. BA International: Hydraulic oil to parking lot and drain 10 L				
<u>5</u>	3 of 4	WNW/97.8	66.6 / 0.64	Drain-All Ltd. 975 Gladstone Ave Ottawa ON K1Y 4W5	SPL	
Ref No: Site No: Incident Dt: Year: Incident Cause: Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Incident Reason: Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty:		7780-7HAJKY 41 EFFLUENT (NOT OTHERWISE SPECIFIED) Not Anticipated No Field Response 8/7/2008 9/9/2008 BA International Inc. Drain-All: 50 L effluent sol'n to rd. Cleaning.			Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	Other Ottawa Ottawa NA NA Land Spills
<u>5</u>	4 of 4	WNW/97.8	66.6 / 0.64	349977 Ontario Ltd. 975 Gladstone Ave Ottawa ON K1Y 4W5	SPL	
Ref No: Site No: Incident Dt: Year: Incident Cause: Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Incident Reason: Site Name: Site County/District:		6348-7Q2JKQ Unknown CAUSTIC SOLUTION (< 20%) Not Anticipated No Field Response 3/11/2009 Other - Reason not otherwise defined BA International Inc.			Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	Ottawa NA NA Land Spills

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Geo Ref Meth:					
Incident Summary:		Lacombe: 20 L caustic sol'n to pavement. Cleaning.			
Contaminant Qty:		20 L			
<u>6</u>	1 of 1	W/117.4	68.0 / 2.02	City of Ottawa Breezehill Ave N between Laurel and Gladstone Ottawa ON	SPL
Ref No:	0381-83NPSF			Discharger Report:	
Site No:				Material Group:	
Incident Dt:				Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	Discharge Or Bypass To A Watercourse			Sector Type:	Other
Incident Event:				Agency Involved:	
Contaminant Code:	41			Nearest Watercourse:	
Contaminant Name:	PAINT AND PIGMENT WASTES			Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	Not Anticipated			Site Municipality:	
Nature of Impact:	Surface Water Pollution			Site Lot:	
Receiving Medium:				Site Conc:	
Receiving Env:				Northing:	
MOE Response:	No Field Response			Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	3/18/2010			Site Map Datum:	
Dt Document Closed:	4/20/2010			SAC Action Class:	Watercourse Spills
Incident Reason:	Negligence (Apparent) - Caused by lack of diligence			Source Type:	
Site Name:	Spill site<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	Spill of paint to storm system				
Contaminant Qty:					

<u>7</u>	1 of 1	SSW/128.5	70.1 / 4.15	PRIVATE RESIDENCE 189 BREEZEHILL N., FURNACE OIL TANK FURNACE OIL TANK OTTAWA CITY ON	SPL
Ref No:	222346			Discharger Report:	
Site No:				Material Group:	
Incident Dt:	3/1/2002			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	ABOVE-GROUND TANK LEAK			Sector Type:	
Incident Event:				Agency Involved:	
Contaminant Code:				Nearest Watercourse:	
Contaminant Name:				Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	POSSIBLE			Site Municipality:	20107
Nature of Impact:	Water course or lake			Site Lot:	
Receiving Medium:	WATER			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	3/1/2002			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	
Incident Reason:	UNKNOWN			Source Type:	
Site Name:					
Site County/District:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Geo Ref Meth:					
Incident Summary: PRIVATE RESIDENCE: OIL TO FLOOR, DRAIN, UNKNOWN QTY					
Contaminant Qty:					
<u>8</u>	1 of 1	ENE/149.9	65.9 / -0.05	248 Preston Street Ottawa ON	SPL
Ref No:	2660-ASCFNV			Discharger Report:	
Site No:	NA			Material Group:	
Incident Dt:	2017/10/20			Health/Env Conseq:	2 - Minor Environment
Year:				Client Type:	
Incident Cause:				Sector Type:	Unknown / N/A
Incident Event:	Unknown / N/A			Agency Involved:	
Contaminant Code:	27			Nearest Watercourse:	
Contaminant Name:	PAINT (WATER-BASED)			Site Address:	248 Preston Street
Contaminant Limit 1:				Site District Office:	Ottawa
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:	1263			Site Region:	Eastern
Environment Impact:				Site Municipality:	Ottawa
Nature of Impact:				Site Lot:	
Receiving Medium:				Site Conc:	
Receiving Env:	Land			Northing:	5028165
MOE Response:	No			Easting:	444270
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	2017/10/21			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	Watercourse Spills
Incident Reason:	Unknown / N/A			Source Type:	Unknown / N/A
Site Name:	CB<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	Drain All: Paint to two catch basins; cleaned				
Contaminant Qty:	0 other - see incident description				
<u>9</u>	1 of 1	SE/152.4	67.8 / 1.90	KENT FUELS 175 LORETTA AVE. RMOC GARAGE TANK TRUCK (CARGO) OTTAWA CITY ON	SPL
Ref No:	79770			Discharger Report:	
Site No:				Material Group:	
Incident Dt:	12/10/1992			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	UNDERGROUND TANK LEAK			Sector Type:	
Incident Event:				Agency Involved:	
Contaminant Code:				Nearest Watercourse:	
Contaminant Name:				Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	NOT ANTICIPATED			Site Municipality:	20101
Nature of Impact:				Site Lot:	
Receiving Medium:	LAND			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	RMOC
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	12/10/1992			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	
Incident Reason:	ERROR			Source Type:	
Site Name:					
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	KENT FUELS - 25 L OF DIESEL FUEL TO GROUND DUE TO OVERFILL OF TANK				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contaminant Qty:					
10	1 of 1	WNW/173.3	64.6 / -1.36	OTTAWA HYDRO 99 BREEZE HILL AVENUE TRANSFORMER OTTAWA CITY ON	SPL
Ref No:	117044			Discharger Report:	
Site No:				Material Group:	
Incident Dt:	8/11/1995			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	COOLING SYSTEM LEAK			Sector Type:	
Incident Event:				Agency Involved:	
Contaminant Code:				Nearest Watercourse:	
Contaminant Name:				Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	POSSIBLE			Site Municipality:	20101
Nature of Impact:	Soil contamination			Site Lot:	
Receiving Medium:	LAND			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	8/11/1995			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	
Incident Reason:	EQUIPMENT FAILURE			Source Type:	
Site Name:					
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	OTTAWA HYDRO: 5 L OF TRANSFORMER OIL TO GRASS & SOIL: CLEANING UP				
Contaminant Qty:					
11	1 of 1	NW/195.1	62.9 / -3.05	Enbridge Gas Inc. 73 Breezehill Ave N. Ottawa ON	SPL
Ref No:	4363-BGZR82			Discharger Report:	
Site No:	NA			Material Group:	
Incident Dt:	10/16/2019			Health/Env Conseq:	2 - Minor Environment Corporation
Year:				Client Type:	Miscellaneous Industrial
Incident Cause:				Sector Type:	
Incident Event:	Leak/Break			Agency Involved:	
Contaminant Code:	35			Nearest Watercourse:	
Contaminant Name:	NATURAL GAS (METHANE)			Site Address:	73 Breezehill Ave N.
Contaminant Limit 1:				Site District Office:	Ottawa
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:	1075			Site Region:	Eastern
Environment Impact:				Site Municipality:	Ottawa
Nature of Impact:				Site Lot:	
Receiving Medium:				Site Conc:	
Receiving Env:	Air			Northing:	
MOE Response:	No			Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	10/16/2019			Site Map Datum:	
Dt Document Closed:	10/24/2019			SAC Action Class:	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error			Source Type:	Pipeline/Components
Site Name:	Commercial<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	TSSA FSB: Enbridge Gas, 1" plastic IP service line damaged, made safe				
Contaminant Qty:	0 other - see incident description				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
12	1 of 1	N/204.9	61.9 / -4.05	UNKNOWN 933 GLADSTONE OTTAWA CITY ON K1A 0T4	SPL
Ref No:	231625			Discharger Report:	
Site No:				Material Group:	
Incident Dt:	7/11/2002			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	PIPE/HOSE LEAK			Sector Type:	
Incident Event:				Agency Involved:	
Contaminant Code:				Nearest Watercourse:	
Contaminant Name:				Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	POSSIBLE			Site Municipality:	20107
Nature of Impact:	Water course or lake			Site Lot:	
Receiving Medium:	LAND, WATER			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	7/11/2002			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	
Incident Reason:	EQUIPMENT FAILURE			Source Type:	
Site Name:					
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	TOW TRUCK:8L HYDRAULIC OIL TO GRD AND STORM SEW-ER, CLEANING				
Contaminant Qty:					
13	1 of 1	ENE/223.0	67.2 / 1.25	Intersection of Balsam St and Preston St Ottawa ON	SPL
Ref No:	2814-7WZHFK			Discharger Report:	
Site No:				Material Group:	
Incident Dt:				Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	Discharge or Emission to Air			Sector Type:	Pipeline
Incident Event:				Agency Involved:	
Contaminant Code:	35			Nearest Watercourse:	
Contaminant Name:	NATURAL GAS (METHANE)			Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	Not Anticipated			Site Municipality:	
Nature of Impact:				Site Lot:	
Receiving Medium:				Site Conc:	
Receiving Env:				Northing:	
MOE Response:	Referral to others			Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	10/20/2009			Site Map Datum:	
Dt Document Closed:	12/18/2009			SAC Action Class:	Air Spills - Gases and Vapours
Incident Reason:	Damage By Moving Equipment - Containers damaged by moving			Source Type:	
Site Name:	Gas Main Strike<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	TSSA: Gas main damage, Ottawa				
Contaminant Qty:	0 other - see incident description				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
14	1 of 1	ENE/231.8	67.2 / 1.25	City of Ottawa South East corner of Preston and Balsam 241 PRESTON STREET, OTTAWA<UNOFFICIAL> Ottawa ON K1R 7R3	SPL
Ref No:	1823-6S4LH6			Discharger Report:	
Site No:				Material Group:	Other
Incident Dt:	7/27/2006			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	Unknown			Sector Type:	Other
Incident Event:				Agency Involved:	
Contaminant Code:	99			Nearest Watercourse:	
Contaminant Name:	Hydrocarbon and lead contaminated water			Site Address:	SOUTH EAST CORNER OF PRESTON AND BALSAM
Contaminant Limit 1:				Site District Office:	Ottawa
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	Possible			Site Municipality:	Ottawa
Nature of Impact:	Groundwater Pollution			Site Lot:	
Receiving Medium:	Land & Water			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	7/27/2006			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	
Incident Reason:				Source Type:	
Site Name:	SOUTH EAST CORNER OF PRESTON AND BALSAM				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	SE corner of Balsam & Preston: oil & lead contaminated water				
Contaminant Qty:	Not specified				

Unplottable Summary

Total: **6** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
SPL	TOP VALU	PRESTON STREET, SOUTH OF GLADSTONE SERVICE STATION	OTTAWA-CARLETON R. M. ON	
SPL	City of Ottawa; Drain-All Ltd.		Ottawa ON	
SPL	City of Ottawa	Highway 417	Ottawa ON	
SPL	CONSOLIDATED FREIGHTWAYS	ALONG THE 417 TRANSPORT TRUCK (CARGO)	OTTAWA CITY ON	
SPL	349977 Ontario Ltd.	Buckingham QUEBEC	Ottawa ON	
SPL	SNC-Lavalin Operations & Maintenance Inc.		Ottawa ON	

Unplottable Report

Site: TOP VALU
PRESTON STREET, SOUTH OF GLADSTONE SERVICE STATION OTTAWA-CARLETON R.M. ON

Database:
SPL

Ref No: 42188
Site No:
Incident Dt: 10/16/1990
Year:
Incident Cause: CONTAINER OVERFLOW
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: POSSIBLE
Nature of Impact: Water course or lake
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 10/16/1990
Dt Document Closed:
Incident Reason: ERROR
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: TOP VALU- 5 L DIESEL FUEL TO GROUND
Contaminant Qty:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 20000
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: City of Ottawa; Drain-All Ltd.
Ottawa ON

Database:
SPL

Ref No: 2725-BCFDLJ
Site No: NA
Incident Dt: 5/22/2019
Year:
Incident Cause:
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact:
Nature of Impact:
Receiving Medium:
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 5/22/2019
Dt Document Closed:
Incident Reason:
Site Name: To be determined<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: EGN for (3) zones - Ottawa Flooding (2019)
Contaminant Qty:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type: Municipal Government; Corporation
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office: Ottawa
Site Postal Code:
Site Region: Eastern
Site Municipality: Ottawa
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: City of Ottawa
Highway 417 Ottawa ON

Database:
SPL

Ref No: 3043-7QMTYH
Site No:
Incident Dt:
Year:
Incident Cause: Pipe Or Hose Leak
Incident Event:
Contaminant Code:
Contaminant Name: ENGINE OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Not Anticipated
Nature of Impact: Other Impact(s)
Receiving Medium:
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 3/30/2009
Dt Document Closed:
Incident Reason: Unknown - Reason not determined
Site Name: EB Merge Lane Hwy 417 & Eagleson Road
Site County/District:
Site Geo Ref Meth:
Incident Summary: OC Transpo: 10L engine oil to grnd on Hwy 417
Contaminant Qty: 10 L

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type: Other
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Northing: NA
Easting: NA
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Primary Assessment of Incident
Source Type:

Site: CONSOLIDATED FREIGHTWAYS
ALONG THE 417 TRANSPORT TRUCK (CARGO) OTTAWA CITY ON

Database:
SPL

Ref No: 35498
Site No:
Incident Dt: 5/29/1990
Year:
Incident Cause: OTHER CONTAINER LEAK
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: NOT ANTICIPATED
Nature of Impact:
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 5/30/1990
Dt Document Closed:
Incident Reason: MATERIAL FAILURE
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: CONSOLIDATED FREIGHT-15 LGLUE TO HIGHWAY BETWEEN MONTREAL AND OTTAWA
Contaminant Qty:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 20101
Site Lot:
Site Conc:
Northing:
Easting: CANUTEC,OPP
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: 349977 Ontario Ltd.
Buckingham QUEBEC Ottawa ON

Database:
SPL

Ref No: 1588-97Z4MF
Site No:
Incident Dt: 23-MAY-13

Discharger Report:
Material Group:
Health/Env Conseq:

Year:		Client Type:	
Incident Cause:	Leak/Break	Sector Type:	Non-Point Source (i.e. run-off)
Incident Event:		Agency Involved:	
Contaminant Code:	15	Nearest Watercourse:	
Contaminant Name:	HYDRAULIC OIL	Site Address:	Buckingham QUEBEC
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	Not Anticipated	Site Municipality:	Ottawa
Nature of Impact:	Soil Contamination; Surface Water Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
MOE Response:	No Field Response	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	23-MAY-13	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	Land Spills
Incident Reason:	Operator/Human Error	Source Type:	
Site Name:	ERCO Mondiaal<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Request for EGN		
Contaminant Qty:	0 L		

Site: SNC-Lavalin Operations & Maintenance Inc.
Ottawa ON

Database:
SPL

Ref No:	4475-8DGQA2	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	1/17/2011	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	Unknown	Sector Type:	Other
Incident Event:		Agency Involved:	
Contaminant Code:	n/a	Nearest Watercourse:	
Contaminant Name:	Propylene glycol	Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	Confirmed	Site Municipality:	Ottawa
Nature of Impact:	Soil Contamination; Surface Water Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
MOE Response:	No Field Response	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	1/26/2011	Site Map Datum:	
Dt Document Closed:	2/16/2011	SAC Action Class:	Land Spills
Incident Reason:	Equipment Failure - Malfunction of system components	Source Type:	
Site Name:	SNC Lavalin 150 Tunney's Pasture Driveway<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	113L propylene glycol to roof, storm sewer.		
Contaminant Qty:	113 L		

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System:

Provincial [AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private [ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Dec 31, 2020

Borehole:

Provincial [BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2018

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Dec 31, 2020

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Apr 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Nov 2020

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-May 31, 2021

Drill Hole Database:Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020**Delisted Fuel Tanks:**Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Jul 31, 2020**Environmental Activity and Sector Registry:**Provincial [EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011- Jun 30, 2021**Environmental Registry:**Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-May 31, 2021**Environmental Compliance Approval:**Provincial [ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Jun 30, 2021**Environmental Effects Monitoring:**Federal [EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007***ERIS Historical Searches:**Private [EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jan 31, 2021**Environmental Issues Inventory System:**Federal [EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial **EPAR**

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land / water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Federal Convictions:

Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Apr 2021

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Apr 30, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

[HINC](#)

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

[INC](#)

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

[MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial [MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Dec 2020

National Analysis of Trends in Emergencies System (NATES):

Federal [NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial [NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2019

National Defense & Canadian Forces Fuel Tanks:

Federal [NDFT](#)

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal [NDSP](#)

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal [NDWD](#)

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal [NEBI](#)

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Mar 31, 2021

National Energy Board Wells:

Federal [NEBP](#)

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWE](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 28, 2021

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jun 2020

Inventory of PCB Storage Sites:

Provincial

[OPCB](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

[ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Apr 30, 2021

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011- Jun 30, 2021

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 31, 2020

Private and Retail Fuel Storage Tanks:

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-May 31, 2021

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2018

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-May 2021

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Dec 31, 2020

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Aug 2020

Wastewater Discharger Registration Database:

Provincial [SRDS](#)

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2018

Anderson's Storage Tanks:

Private [TANK](#)

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal [TCFT](#)

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variations for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Jun 30, 2021

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial [WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30th, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial [WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Apr 30, 2021

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Tamila Stevenson

From: Julie Crooks
Sent: Friday, January 7, 2022 8:27 AM
To: hlui@ottawa.ca
Attachments: 285722.002 Authorization letter City of Ottawa signedPBOD.pdf;
application_for_hlui_en.pdf; 285722.002 Figure 2 Phase One Property.pdf

Good morning
Let me know if there is anything that I am missing.
Please advise about payment options.
Thank you

Julie Crooks
Project Assistant, Environmental Due Diligence & Remediation

Pinchin Ltd.
Suite 200, 1 Hines Road, Kanata, ON K2K 3C7
T: 613.592.3387 | C: 613.286.5102 | pinchin.com



File Number: D06-03-22-0009

February 24, 2022

Julie Crooks
Pinchin Ltd.

Sent via email [jcrooks@pinchin.com]

Dear Julie,

**Re: Information Request
951-957 Gladstone Ave, 145-155 Loretta Ave N, Ottawa, Ontario (“Subject Property”)**

Internal Department Circulation:

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

- **Sewer Use Program:** The City’s Sewer Use Program has found the following information pertaining to the subject property:
 - Recent environmental reports, Approvals, Permits, Violations of environmental statutes, regulations or bylaws, and other environmental records for 145 Loretta Ave N only.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

Additional information may be obtained by contacting:

Ontario’s Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> 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 Property. 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 HLUI@ottawa.ca.

Sincerely,

Amya Martinov
Student Planner

Per:

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

MB / AM

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-22-0009

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Area Feature ID: 1227

Line Feature ID: 70

Area Feature ID: 17749

Landfill Feature ID: 109

Line Feature ID: 21

Line Feature ID: 542

Landfill Feature ID: 108

Line Feature ID: 106

Line Feature ID: 1713

Line Feature ID: 1759

Line Feature ID: 1645,1649

Line Feature ID: 1632

Line Feature ID: 543-545

Line Feature ID: 546


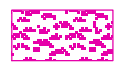
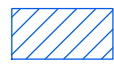


Line Feature ID: 547

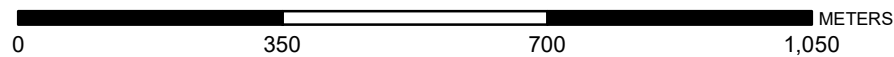
Line Feature ID: 548,459

Line Feature ID: 550

Line Feature ID: 170

Legend

-  Property Parcels - 951-957 Gladstone Ave, 145-155 Loretta Ave N
-  Landfill Features within 500m
-  HLUI Area Features within 250m
-  HLUI Line Feature within 250m
-  HLUI Point Features within 250m



OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Length	Shape_Area
215	BROAN NUTONE SERV	Manufacturing	2006-ES	1	2006		276	PRESTON	ST			276	PRESTON	ST		K1R7R5	41060087	OLD OTTAWA	333413				77.41538048	250.4175556
218	FED-PUBLIC WORKS	Public administration	2001-ES; 2006-ES; 2012-ES	1	2001-2012		933	GLADSTONE	AVE			933	GLADSTONE	AVE		K1A0T4	41070029	OLD OTTAWA	919110				25.25572272	21.45779422
524	THE CORP OF THE CITY	Other Utility Industries	1901-FIP-121-729; 1912-FIP-121	1	1901-1956c. 1948-19		938	GLADSTONE	AVE		OTTAWA	938	GLADSTONE	AVE			41060317	OLD OTTAWA	221320; 221330479; 499; 1	FIP1901 - lists 2 residence			301.20960801	3862.323884
538	SERVICE CENTER	Gasoline Service Center	1950-M	1	1900-1950c. 1950		253	PRESTON	ST		OTTAWA	280	ROCHESTER	ST		K1R7S4	41080330	OLD OTTAWA	374				86.93148132	429.2119691
1086	OTTAWA BAKERY LIMIT	Bakery Products Industrie	1970/71-S; 1970-M; 1971-M	1	1970-1971c. 1970-19		304	PRESTON	ST		OTTAWA	523	ST ANTHONY	ST		K1R6Z9	41060097	OLD OTTAWA	311814; 311821	107 304 to 306			94.45896487	512.3662412
1087	BRITISH AMERICAN OIL	Petroleum Products, Who	1988-Intera	1	1988 c. 1988		0	ARLINGTON	ST		OTTAWA	523	ST ANTHONY	ST		K1R6Z9	41060097	OLD OTTAWA	412110; 419120	511 The years of operation are			254.0546256	3219.099706
1227	EXTENT OF FIRE APRIL	Extent of Fire April 1990	2017-CityofOttawa	1	1990																			
1303	RED BIRD REFINISHING	Leather and Allied Produc	2001-ES	1	2001		184	LOUISA	ST		OTTAWA	184	LOUISA	ST				41060096	OTTAWA				86.43121625	345.9189498
1313	UPPER VALLEY AUTOMOT	Motor Vehicles, Wholesale	2005-SelectPhone	1	2005		916	GLADSTONE	AVE			916	GLADSTONE	AVE				41060080					96.11941681	500.4448116
1341	BP CANADA LTD	Gasoline Service Stations	1958-M-1960	1	1958-1960		241	PRESTON	ST		OTTAWA	241	PRESTON	ST				41080200	OTTAWA				95.41135939	568.2778386
1342	JASON AUTO CENTRE	Gasoline Service Stations	1998-SC	1	1998		241	PRESTON	ST		OTTAWA	241	PRESTON	ST				41080200	OTTAWA				95.41135939	568.2778386
1521	MARIO'S DRY CLEANING	Laundries and Cleaners	1960-M	1	1960		280	PRESTON	ST		OTTAWA	280	PRESTON	ST				41060098	OTTAWA				126.1453763	993.4179896
1894	R C O C	Commercial Printing Indus	1956-M	1	1956		100	SOMERSET	ST	WEST	OTTAWA	933	GLADSTONE	AVE		K1A0T4	41070039	Old Ottawa					1052.663511	44662.91048
2265	PRESTON HARDWARE	Interior and Finishing Wor	2001-ES; 2004-GWStudy; 2005-	1	2005 c. 2001; c.		248	PRESTON	ST			232	PRESTON	ST		K1R7R4	41070041	OLD OTTAWA	238340; 444130	#234			354.5827406	5847.169689
2279	KEITEL FURNITURE REF	Leather and Allied Produc	1998-SC; 2001-ES; 2003-PID; 2C	1	1998-2006c. 1998; c.		184	LOUISA	ST		OTTAWA	184	LOUISA	ST		K1R6Z1	41060096	OLD OTTAWA	321999; 442210	621			86.43121625	345.9189498
2302	FEDERAL PAVING CO	Highway and Heavy Cons	1980-M	1	1980 c. 1980		928	GLADSTONE	AVE		OTTAWA	928	GLADSTONE	AVE		K1R6Y4	41060083	OLD OTTAWA	238390; 238910412; 421				96.05785605	498.9159513
2312	L'ORA DI OTTAWA	Combined Publishing and	2001-ES; 2004-GWStudy; 2005-	1	1968-2012c. 2001; c.		203	LOUISA	ST			203	LOUISA	ST		K1R6Y9	41060092	OLD OTTAWA	511110				97.75059306	512.6690596
2320	KHERA AUTO REPAIRS	Auto Repairs	1990-CD	1	1990 CD 1990		916	GLADSTONE	AVE			916	GLADSTONE	AVE		K1R6Y4	41060080	OLD OTTAWA					96.11941681	500.4448116
2321	DRAGON AUTO SERVICE	Other-Garage	2012-ES; 2017-SalesGenie	1	2012-2017ES 2012		916	GLADSTONE	AVE			916	GLADSTONE	AVE		K1R6Y4	41060080	OLD OTTAWA	811111				96.11941681	500.4448116
2322	P B AUTO CENTRE	Motor Vehicles, Wholesale	2001-ES; 2005-SelectPhone	1	2001-2005c. 2001; c.		916	GLADSTONE	AVE			916	GLADSTONE	AVE		K1R6Y4	41060080	OLD OTTAWA	811111				96.11941681	500.4448116
2323	R + M AUTOMOTIVE FINI	Motor Vehicle Repair Sho	1980-M	1	1960-1980c. 1980		916	GLADSTONE	AVE		OTTAWA	916	GLADSTONE	AVE		K1R6Y4	41060080	OLD OTTAWA	811112; 811119	635			96.11941681	500.4448116
2324	SAL AUTO AND TRUCK	Motor Vehicle Repair Sho	1980-M	1	1960-1980c. 1980		910	GLADSTONE	AVE		OTTAWA	916	GLADSTONE	AVE		K1R6Y4	41060080	OLD OTTAWA	811112; 811119	635			96.11941681	500.4448116
2470	PETRO CANADA SERVIC	Service Station	1990-CD	1	1990 CD 1990		241	PRESTON	ST			241	PRESTON	ST		K1R7R3	41080200	OLD OTTAWA					95.41135939	568.2778386
2471	GABRIELL AUTO SALES	Automobile Repairing & S	2001-ES; 2006-ES; 2012-ES; 20	1	2006-2017ES 2001; f		241	PRESTON	ST			241	PRESTON	ST		K1R7R3	41080200	OLD OTTAWA	811111				95.41135939	568.2778386
2472	PRESTON STREET GAR	Motor Vehicles, Wholesale	2001-ES; 2005-SelectPhone; 20	1	2001-2012c. 2001; c.		241	PRESTON	ST			241	PRESTON	ST		K1R7R3	41080200	OLD OTTAWA	811111				95.41135939	568.2778386
2473	PANNUCCIO SARO BP S	Gasoline Service Stations	1960-M; 1970-M; 1980-M; 1998-S	1	1960-2005c. 1958-19		241	PRESTON	ST		OTTAWA	241	PRESTON	ST		K1R7R3	41080200	OLD OTTAWA	447110; 447190633; 635				95.41135939	568.2778386
3726	MOTORWORKS	Motor Vehicles, Wholesale	2001-ES; 2005-SelectPhone; 20	1	2001-2006c. 2001; c.		188	LOUISA	ST			188	LOUISA	ST		K1R6Z1	41060095	OLD OTTAWA	811111				80.46185021	248.4816844
3727	SUPERIOR CLEANERS	Laundries and Cleaners	1950-M; 1960-M	1	1900-1980c. 1950; c.		280	PRESTON	ST		OTTAWA	284	PRESTON	ST		K1R7R6	41060098	OLD OTTAWA	561740; 812310	972			126.1453763	993.4179896
3728	TOP VALUE GASMARTS	Gasoline Service Stations	1980-M	1	1960-1980c. 1980		284	PRESTON	ST		OTTAWA	284	PRESTON	ST		K1R7R6	41060098	OLD OTTAWA	447110; 447190	633			126.1453763	993.4179896
3765	PUBLIC WORKS AND GC	General Administrative Se	2000-PID; 2001-ES; 2006-ES; 2C	1	2000-2016ES 2001; f		933	GLADSTONE	AVE			933	GLADSTONE	AVE		K1A0T4	41070039	OLD OTTAWA	919110				1052.663511	44662.91048
3766	GOVT OF CANADA - DEI	Commercial Printing Indus	1912-FIP-118-832; 1922-FIP-115	1	1949-1980c. 1956; c.		1010	SOMERSET	ST	WEST	OTTAWA	933	GLADSTONE	AVE		K1A0T4	41070039	OLD OTTAWA	323114; 323115281; 815	R. C. O. C. - central ordna			1052.663511	44662.91048
3772	VENICE IRON WORKS	Other Repair Services, Me	1998-SC; 2001-ES; 2006-ES; 20	1	1998-2017c. 1998		17	LARCH	ST		OTTAWA	15	LARCH	ST		K1R6W4	41070066	OLD OTTAWA	331511; 332810294; 994				156.3084869	914.8534472
3782	CORPORATION CITY OF	Public administration	2016-PID	1	2016 PID2016		930	SOMERSET	ST	WEST	OTTAWA	930	SOMERSET	ST	W	K1R6R9	41070111	OLD OTTAWA	913150		<Null>		525.9745321	16417.95709
5212	SILKWEAR	Manufacturing	2001-ES	1	2001-ES		951	GLADSTONE	AVE			951	GLADSTONE	AVE		K1Y3E5	41070276	OLD OTTAWA	315231				309.3166816	5747.459862
5539	MAC GROUP THE	Auto Trader/Truck Trader	2006-ES	1	2006-ES		950	GLADSTONE	AVE			950	GLADSTONE	AVE		K1Y3E6	41060148	OLD OTTAWA	443120				237.1211333	3238.169142
5540	MICHAEL HILCHIE OA T	Manufacturing	2012-ES	1	2012-ES		950	GLADSTONE	AVE			950	GLADSTONE	AVE		K1Y3E6	41060148	OLD OTTAWA	337110				237.1211333	3238.169142
5541	ORVILLES AUTO ELECTI	Other services (except pul	2012-ES	1	2012-ES		950	GLADSTONE	AVE			950	GLADSTONE	AVE		K1Y3E6	41060148	OLD OTTAWA	811111				237.1211333	3238.169142
5542	SHOP THE L'ATELIER	Manufacturing	2006-ES	1	2006-ES		950	GLADSTONE	AVE			950	GLADSTONE	AVE		K1Y3E6	41060148	OLD OTTAWA	337110				237.1211333	3238.169142
5543	BONSALL COMMUNICAT	Information and cultural in	2001-ES	1	2001-ES		950	GLADSTONE	AVE			950	GLADSTONE	AVE		K1Y3E6	41060148	OLD OTTAWA	512110				237.1211333	3238.169142
5545	SUPERIOR EQUIPMENT	Retail trade	2012-ES	1	2012-ES		73	BREEZEHILL	AVE	N		73	BREEZEHILL	AVE	N	K1Y2H6	41070003	OLD OTTAWA	443110				188.8020984	1911.654799
7145	BRUCE COAL CO (YARD)	Lumber and Building Mate	1920-M; 1922-FIP-118-820; 193C	1	1920-1970c. 1920-19		53	BREEZEHILL	AVE	N	OTTAWA	53	BREEZEHILL	AVE	N	K1Y2H6	41070002	OLD OTTAWA	412110; 416310453; 511; 563				304.6721262	4430.841504
7147	BRITISH AMERICAN BA	Commercial Printing Indus	1948-M; 1949-M; 1950-M; 1957-M	1	1948-2016c. 1948-19		975	GLADSTONE	AVE		OTTAWA	975	GLADSTONE	AVE		K1Y4W5	41070009	OLD OTTAWA	323114; 323115281; 282				503.2220305	14188.78579
7148	ALASKA STEEL AND IRO	Other Repair Services	1980-M	1	1980 c. 1980		109	BREEZEHILL	AVE	N	OTTAWA	103	BREEZEHILL	AVE	N	K1Y2H6	41070278	OLD OTTAWA	331511; 332810294; 994				89.96541279	442.0633765
7280	INTERPROVINCIAL PAVI	Site Work	1960-M; 1970-M; 1980-M; 1998-S	1	1960-1980c. 1960; c.		98	BAYSWATER	AVE		OTTAWA	98	BAYSWATER	AVE		K1Y2G1	40990373	OLD OTTAWA	238390; 238910369; 412; 421				68.74899931	278.7347792
7281	MISTER SEALER CORP	Industrial Construction (I	2005-SelectPhone	1	2005 c. 2005		98	BAYSWATER	AVE			98	BAYSWATER	AVE		K1Y2G1	40990373	OLD OTTAWA	237310				68.74899931	278.7347792
7284	LYLE BLACKWELL LIMIT	Laundries and Cleaners	1948-FIP-319-839A; 1948-M; 19	1	1948-1950c. 1948-19		952	GLADSTONE	AVE		OTTAWA	952	GLADSTONE	AVE		K1Y3E6	41060148	OLD OTTAWA	561740; 812310	972 FIP1912, FIP1922 - vacan	1 UST - gasoline		237.1211333	3238.169142
7285	JACK CRONIER IRON W	Non Residential Building	1956-FIP-319-4-839B; 1956-M; 1	1	1956-1971c. 1956-19		53	YOUNG	ST		OTTAWA	53	YOUNG	ST		K1S5T5	41060358	OLD OTTAWA	236210; 236220294; 302; 1	Production of steel railings			205.3572521	2200.510828

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	TANK_LOCATION	TANK_CONTENT	TANK_SIZE	TANK_TYPE	TANK_STATUSES	SOURCE	INSTALLED_S T_NUM	INSTALLED_ST_NAME	INSTALLER_D_ST_ABR	INSTALLER_ED_ST_DIR	COMMENT	MTM_X	MTM_Y	IMAGE_MAP	IMAGE_CERTAIN TY	IMAGE_MAP_2	TANK_MATERIAL	TANK_ID	TANK_LEAKING	TANK_REMOVED	REMOVED_DATE	DATE_INSTALLED	NATURE_OF_B USINESS	SCANNED_DRAWING	TEMPERATURE	CAPACITY_UOM	MUNICIPALITY	POSTCODE				
524	HALL FUEL CO		UST					FIP1956		LAUREL			historical address - SE corner La	366146.157	5029723.496	Volume3_319_1																		
525	BELL TELEPHONE CO OF CANADA GARAGE		UST					FIP1956	145	LORETTA			historical address - 145 Loretta	366175.9227	5029653.712	Volume3_319_4																		
526	GENERAL SUPPLY CO OF CANADA LTD		UST					FIP1948; FIP1956	175	LORETTA			historical address - 175 Loretta	366263.8968	5029530.68	Volume3_319_4																		
1400	REGIONAL MUNICIPALIT Gasoline Station - Self		UST	gasoline	22700	Licensed	Active	TSSA	175	LORETTA	AVE	N		366218.4991	5029503.749				Steel	ST8512				1991										
1401	REGIONAL MUNICIPALIT Gasoline Station - Self		UST	diesel	22700	Licensed	Active	TSSA	175	LORETTA	AVE	N		366218.4991	5029503.749				Steel	ST8513				1991										
1940			UST	fuel oil				ROW	131	LORETTA	AVE			366150.6956	5029735.253																			
1941			UST	fuel oil				ROW	145	LORETTA	AVE			366184.6568	5029686.361																			
3999	C LEACH & CO		UST	gasoline	2270	Permit		Bylaw No. 8022 - I	940	GLADSTONE	AVE			366395.0161	5029580.753									05/07/1948										
4000	WOODHOUSE & CO		UST	gasoline	4540	Permit		Bylaw No. 8022 - I	47	YOUNG	ST			366403.296	5029429.686									03/04/1950										
4003	OTTAWA VALLEY MOVERS LTD - BA OIL CO L		UST	gasoline	9080	Permit		Bylaw No. 304-60	938	GLADSTONE	AVE		and pump potentially leaking, 93	366394.1842	5029612.729	FR300-VAH600		2						17/10/1967										
4004	SLATER BREAD CO - SHELL		not specified	gasoline	2270	Permit		Bylaw No. 8022	35	LAUREL	ST			366045.4404	5029813.512									05/01/1931										
4005	HALL FUEL		UST	fuel oil	4540	Permit		Bylaw No. 8022 - I	145	LORETTA	AVE		address verified from dwg & ge	366184.6568	5029686.361			1						18/07/1955										
4006	HALL FUEL - MCCOLL FRONTENAC OIL CO		not specified	gasoline	9080	Permit		Bylaw No. 8022 - I	131	LORETTA	AVE			366150.6956	5029735.253									01/10/1956										
5774	DEVONSHIRE PUBLIC SCHOOL		UST	fuel oil	22700	Permit		Bylaw No. 304-60	100	BREEZEHILL	AVE		devonshire public school also inc	365934.772	5029827.549	FR300-VAH600		2						29/08/1972										
5775	DEVONSHIRE PUBLIC SCHOOL		UST	fuel oil	22700	Existing	Not active-	Bylaw No. 304-60	100	BREEZEHILL	AVE		devonshire public school also inc	365934.772	5029827.549	FR300-VAH600		2			Y	Y		1972-008-29										
6012	KENOCO GAS MARTS LTD		UST	gasoline	22700	Permit		Bylaw No. 304-60	284	PRESTON	ST			366510.7305	5029605.502	FR300-VAH600		1						20/05/1971										
6013	KENOCO GAS MARTS LTD		UST	gasoline	13620	Permit		Bylaw No. 304-60	284	PRESTON	ST			366510.7305	5029605.502	FR300-VAH600		1						30/06/1971										
6014	SHOPPER'S CITY GASMARTS LTD		UST	gasoline	13620	Permit		Bylaw No. 304-60	284	PRESTON	ST		address incorrect in registry, 384	366510.7305	5029605.502	FR300-VAH600		1						06/05/1976										
6015	SHOPPER'S CITY GASMARTS LTD		UST	gasoline	13620	Permit		Bylaw No. 304-60	284	PRESTON	ST		address incorrect in registry, 384	366510.7305	5029605.502	FR300-VAH600		1						06/05/1976										
6016	SHOPPER'S CITY GASMARTS LTD		UST	gasoline	22700	Existing	Active	Bylaw No. 304-60	284	PRESTON	ST		address incorrect in registry, 384	366510.7305	5029605.502	FR300-VAH600		1			N	N		30/06/1971										
6017	SHOPPER'S CITY GASMARTS LTD		UST	gasoline	13620	Existing	Active	Bylaw No. 304-60	284	PRESTON	ST		address incorrect in registry, 384	366510.7305	5029605.502	FR300-VAH600		1			N	N		20/05/1971										
6025	GENERAL SUPPLY CO		UST	gasoline	3632	Permit		Bylaw No. 8022 - I	175	LORETTA	AVE			366307.4513	5029513.649									05/11/1945										
6026	GENERAL SUPPLY CO		UST	gasoline	3632	Permit		Bylaw No. 8022 - I	175	LORETTA	AVE			366307.4513	5029513.649									05/11/1945										
6027	WELCH & JOHNSTON		UST	fuel oil	18160	Permit		Bylaw No. 8022 - I	175	LORETTA	ST			366307.4513	5029513.649									08/09/1959										
6028	THE GENERAL SUPPLY CO OF CANADA LTD		UST	gasoline	9080	Permit		Bylaw No. 304-60	175	LORETTA	AVE			366307.4513	5029513.649	FR300-VAH600		2						21/04/1961										
6029	THE GENERAL SUPPLY CO OF CANADA LTD		UST	diesel	2270	Permit		Bylaw No. 304-60	175	LORETTA	AVE			366307.4513	5029513.649	FR300-VAH600		2						21/04/1961										
6030	THE GENERAL SUPPLY CO OF CANADA LTD		UST	waste oil	2270	Permit		Bylaw No. 304-60	175	LORETTA	AVE			366307.4513	5029513.649	FR300-VAH600		2						21/04/1961										
6031	THE GENERAL SUPPLY CO OF CANADA LTD		UST	gasoline	2270	Existing	Not active-	Bylaw No. 304-60	175	LORETTA	AVE			366307.4513	5029513.649	FR300-VAH600		2						21/04/1961										
6032	L BLACKWELL LTD		UST	bunker oil	22700	Permit		Bylaw No. 8022 - I	950	GLADSTONE	AVE			366253.4882	5029554.946									07/10/1946										
6033	L BLACKWELL LTD		UST	bunker oil	22700	Permit		Bylaw No. 8022 - I	950	GLADSTONE	AVE			366253.4882	5029554.946									07/10/1946										
6034	L BLACKWELL LTD		UST	stoddard s	4313	Permit		Bylaw No. 8022 - I	950	GLADSTONE	AVE			366253.4882	5029554.946									07/10/1946										
6035	L BLACKWELL LTD		UST	stoddard s	4313	Permit		Bylaw No. 8022 - I	950	GLADSTONE	AVE			366253.4882	5029554.946									07/10/1946										
6036	L BLACKWELL LTD		not specified	gasoline	4540	Permit		Bylaw No. 8022 - I	950	GLADSTONE	AVE			366253.4882	5029554.946									03/02/1947										
6037	BRUCE COAL CO		UST	gasoline	45400	Permit		Bylaw No. 8022 - I	53	BREEZEHILL	AVE			365975.7354	5029893.748									06/11/1939										
6038	BRUCE COAL CO		UST	fuel oil	45400	Permit		Bylaw No. 8022 - I	53	BREEZEHILL	AVE			365975.7354	5029893.748									06/11/1939										
6039	BRUCE FUELS LTD		UST	no 6 fuel oi	90800	Permit		Bylaw No. 304-60	53	BREEZEHILL	AVE		tanks located on 1040 somerset	365975.7354	5029893.748									17/09/1965										
6040	BRUCE FUELS LTD		UST	no 6 fuel oi	45400	Existing	Active	Bylaw No. 304-60	53	BREEZEHILL	AVE		tanks located on 1040 somerset	365975.7354	5029893.748									17/12/1951										
6041	BRUCE FUELS LTD		UST	no 6 fuel oi	45400	Existing	Active	Bylaw No. 304-60	53	BREEZEHILL	AVE		tanks located on 1040 somerset	365975.7354	5029893.748									21/07/1947										
6042	BRUCE FUELS LTD		UST	no 6 fuel oi	45400	Existing	Active	Bylaw No. 304-60	53	BREEZEHILL	AVE		tanks located on 1040 somerset	365975.7354	5029893.748									21/07/1947										
6043	BRUCE FUELS LTD		UST	no 5 fuel oi	45400	Existing	Active	Bylaw No. 304-60	53	BREEZEHILL	AVE		tanks located on 1040 somerset	365975.7354	5029893.748									21/12/1953										
6044	BRUCE FUELS LTD		UST	no 5 fuel oi	45400	Existing	Active	Bylaw No. 304-60	53	BREEZEHILL	AVE		tanks located on 1040 somerset	365975.7354	5029893.748									21/12/1953										
6045	BRITISH AMERICAN BANK NOTE		not specified	raw linseed	2270	Permit		Bylaw No. 8022 - I	975	GLADSTONE	AVE			366123.4875	5029658.68									03/02/1947										
6046	BRITISH AMERICAN BANK NOTE		not specified	raw linseed	2270	Permit		Bylaw No. 8022 - I	975	GLADSTONE	AVE			366123.4875	5029658.68									03/02/1947										
6047	BRITISH AMERICAN BANK NOTE		not specified	raw linseed	2270	Permit		Bylaw No. 8022 - I	975	GLADSTONE	AVE			366123.4875	5029658.68									03/02/1947										
6048	BRITISH AMERICAN BANK NOTE		not specified	raw linseed	2270	Permit		Bylaw No. 8022 - I	975	GLADSTONE	AVE			366123.4875	5029658.68									03/02/1947										
6049	BRITISH AMERICAN BANK NOTE		not specified	industrial b	908	Permit		Bylaw No. 8022 - I																										

HLUI SUMMARY REPORT
 AREA FEATURES

OBJECTID	SOURCE	FEATURE	YEAR	COMMENT	NAME	Shape_Length
21	1979-Topographic Map	Abandoned Railway				587.574
70	1909-City Map	Abandoned Railway				1170.108
106	1906-Topo-31G05	Abandoned Railway		1906		11130.04
170	ElectricRailwayMap	Electric Railway	1929, 1950		Ottawa Electric Railv	1544.088
542	City of Ottawa	Railway				483.0299
543	City of Ottawa	Railway				7.050208
544	City of Ottawa	Railway				0.021143
545	City of Ottawa	Railway				7.40328
546	City of Ottawa	Railway				156.4521
547	City of Ottawa	Railway				7.810455
548	City of Ottawa	Railway				32.45102
549	City of Ottawa	Railway				7.615944
550	City of Ottawa	Railway				262.694
1632	Enbridge	Gas Pipeline				75.90401
1645	Enbridge	Gas Pipeline				12.75527
1649	Enbridge	Gas Pipeline				79.23677
1713	Enbridge	Gas Pipeline				44.61494
1759	Enbridge	Gas Pipeline				72.8058

HLUI SUMMARY REPORT
AREA FEATURES

HISTORIC LANDFILL FEATURE	The historic landfills identified within the HLUI are referenced from the City's Old Landfill Management Strategy report (OLMS, 2004). Contact the City's Environmental Remediation Unit (ERU-UAE@ottawa.ca) if you would like more information about the old landfill sites identified in the OLMS report.
OBJECTID	108
ADJACENT_LANDUSE	residential; the zoning is R2F (semi-detached house) in the general area of the site.
GROUNDWATER_FLOW_DIRECTION	possibly north towards the Ottawa River given local topography
G_GENERATION	<null>
INFORMATION_SOURCE	Intera-1988a
UTM_NAD27_E_NOTE	<null>
WATER_SUPPLY	municipally supplied water
SITE_NAME	Corner of Yonge Street and Fairmont Avenue
OPERATIONAL_PERIOD	around 1928 to 1932
OVERBURDEN	bedrock outcrops on or near site
ROAD_TYPE	ST
WASTEDEPTH	unknown
ECOLOGICAL	human contact possible given that private houses are built within old landfill area
DISTANCE_TO_SURFACE_WATER	Dow's Lake 1.1 km SE; Ottawa River 1.4 km NW
WASTETYPE	unknown
ADJACENT_OWNER	9, 11 and 15 Kinnear St., 241 Fairmount Ave. are immediately south of old landfill area; vacant land at 155 Young St. is immediately northeast of old landfill area; houses west of Fairmount Ave. and east of Fairmount Park
MAGNITUDE	no known monitoring
LOCATION	between Hwy 417, Fairmount Ave., Kinnear St. and wooded area extending north of Fairmount Park
ACTIVITYID	7074
DEPTH_TO_BEDROCK	interbedded calcarenite and crystalline limestone bedrock (possibly to the east with interbedded bioclastic limestone, crystalline limestone and shale bedrock) outcrops nearby site
SITE_STATUS	Confirmed
UTM_NAD27_NORTHING	5027375
UTM_NAD27_EASTING	443600
SOIL_COVER	waste fill covered with silty sand textured soils probably originating from Queensway construction work
PARAMETERS	no known monitoring
G_VERSION	0
SERVICE_AREA	presumably City of Ottawa
SITE_ACCES	old landfill site is located on private property
CONCENTRTN	no known monitoring
METHANE	no methane detected during GLL survey conducted in 1988
ACTIVITY2	7074
ADJACENT_INDUSTRY	none based on available information
OWNERCATEGORY	City, Government and Private
SITE_IDENTIFICATION	Ur-42
OWNER	Ministry of Transportation (undeveloped land south of Hwy 417), City of Ottawa (road allowance at Young St.), private houses at 235 and 237 Fairmount Ave. and 170, 172 and 174 Young St.
G_NEXT_VERSION	<null>
SITE_ALIAS	Young and Fairmont
TOPOGRAPHY	site is located between two localized topographic highs located to the east and west; ground slopes north locally
OPERATOR	City of Ottawa
FORMER_MUN	OTTAWA
PHYSICAL	site is developed with private residences with partial tree cover
ROAD_NAME	YOUNG
MOE_ID	-
OTHERREF	Gartner Lee, 1988 (Site #42); Intera, 1988 (Lf #42)
LANDFILL_1998_ID	_6O044R
UTM_NAD27_N_NOTE	<null>
SIZE_HA	approx. 0.4 ha
DEPTH_TO_GROUNDWATER	water table encountered 1.2 m below ground level during GLL survey conducted in 1988
PARENT_ID	<null>
ANDERSONSWASTEDISPOSALSITES_ID	-
OTHER_INFO	none
LOCTN_REF	Corner of Young St. and Fairmont Ave.
SITE_COORD	Listed as a former landfill, the years of operation and closure are unknown.
GLOBALID	{E403594E-C2B7-4CFA-BFBF-B46CF8417D32}
SHAPE	Polygon
Common Name	Yonge & Fairmont
Common Name French	Yonge et Fairmont
Site ID French	Ur-42
Site Name French	À l'angle de la rue Yonge et de l'avenue Fairmont
Unique ID	Corner of Yonge Street and Fairmont AvenueUr-42
SHAPE.AREA	4846.469803
SHAPE.LEN	262.327014

HLUI SUMMARY REPORT
AREA FEATURES

HISTORIC LANDFILL FEATURE	The historic landfills identified within the HLUI are referenced from the City's Old Landfill Management Strategy report (OLMS, 2004). Contact the City's Environmental Remediation Unit (ERU-UAE@ottawa.ca) if you would like more information about the old landfill sites identified in the OLMS report.
OBJECTID	109
ADJACENT_LANDUSE	residential on east side, commercial all elsewhere; the zoning is partially L2[317] (leisure linkage) and R5A[160] H(24) (low rise apartment) in the general area of the site.
GROUNDWATER_FLOW_DIRECTION	assumed north towards the Ottawa River
G_GENERATION	<null>
INFORMATION_SOURCE	Intera-1988a
UTM_NAD27_E_NOTE	<null>
WATER_SUPPLY	municipally supplied water
SITE_NAME	Baywater Avenue and Wellington Street
OPERATIONAL_PERIOD	unknown, but likely prior to 1928
OVERBURDEN	generally bedrock is at the surface
ROAD_TYPE	ST
WASTEDEPTH	approx. 1 m [GLL, 1988]
ECOLOGICAL	none expected since most of the area is paved and no water body located close-by
DISTANCE_TO_SURFACE_WATER	Ottawa River 550 m NNW
WASTETYPE	unknown; glass, crushed stone, brick fragments and other construction rubble encountered in probe holes
ADJACENT_OWNER	24 Spadina Ave. and 1073 Somerset St. on southeast side, 2 Spadina Ave. on southwest side, properties northwest of Wellington St. and south of Somerset St.
MAGNITUDE	no known monitoring
LOCATION	between Wellington St., Bayswater Ave., Somerset St. and Spadina Ave.
ACTIVITYID	7075
DEPTH_TO_BEDROCK	bedrock at surface
SITE_STATUS	Confirmed
UTM_NAD27_NORTHING	5028150
UTM_NAD27_EASTING	443500
SOIL_COVER	wastes covered in one area by a thin cover (0.05m) of asphalt and crushed stone fill
PARAMETERS	no known monitoring
G_VERSION	0
SERVICE_AREA	presumably City of Ottawa
SITE_ACCES	old landfill site mostly located on private property
CONCENTRTN	no known monitoring
METHANE	no methane detected during GLL survey conducted in 1988
ACTIVITY2	7075
ADJACENT_INDUSTRY	Canadian Oil Co. Ltd. (bulk storage of oil and gas), 1920s-1930s, east side of Breezhill, north of Somerset [Intera #62]; CP Railway Roadhouse (railway workshops and roundhouses), 1920s-1950s, NE corner of Bayview and O'Mera Ave. [Intera #62]; CPR Roundh
OWNERCATEGORY	Private
SITE_IDENTIFICATION	Ur-41
OWNER	businesses/industries located at 1079, 1085, 1089 Somerset St., 1 Spadina Ave, 10 Bayswater Ave. and 930 Wellington St. (Car Country Canada Ltd.)
G_NEXT_VERSION	<null>
SITE_ALIAS	Bayswater and Wellington
TOPOGRAPHY	general area has a slight slope to the north and northeast
OPERATOR	City of Ottawa
FORMER_MUN	OTTAWA
PHYSICAL	area is developed with commercial buildings and is paved on most of its surface
ROAD_NAME	WELLINGTON
MOE_ID	-
OTHERREF	Gartner Lee, 1988 (Site #41); Intera, 1988 (Lf #41); Bayswater/Somerset / Closed Landfill Site folder
LANDFILL_1998_ID	__6O044Q
UTM_NAD27_N_NOTE	<null>
SIZE_HA	approx. 0.3 ha
DEPTH_TO_GROUNDWATER	water table encountered 1.2 m below ground level during GLL survey conducted in 1988
PARENT_ID	<null>
ANDERSONSWASTEDISPOSALSITES_ID	-
OTHER_INFO	none
LOCTN_REF	Corner of Bayswater Ave. and Wellington St.
SITE_COORD	Listed as a former landfill, the years of operation and closure are unknown.
GLOBALID	{D7CB863D-068E-4D64-B91A-DB2C25B4A4C8}
SHAPE	Polygon
Common Name	Bayswater & Wellington
Common Name French	Bayswater et Wellington
Site ID French	Ur-41
Site Name French	Avenue Baywater et rue Wellington
Unique ID	Baywater Avenue and Wellington StreetUr-41
SHAPE.AREA	2767.146866
SHAPE.LEN	264.212796