

October 4, 2020
File: PE3336-LET.05

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Attention: **Mr. Braden Walker**

www.patersongroup.ca

Subject: **Phase I - Environmental Site Assessment Update**
900 and 920 Watters Road
Ottawa, Ontario

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates the Phase I ESAs entitled "Phase I-Environmental Site Assessment Update, Commercial and Vacant Property - 900 and 920 Watters Road, Ottawa, Ontario," and "Phase I – Environmental Site Assessment, Vacant Property, Trim Road Right-of-Way Adjacent to 900 and 920 Watters Road" prepared by Paterson, dated September 2018 and 2017 respectively.

Site Information

The subject site is comprised of a commercial development and a vacant lot, addressed 900 and 920 Watters Road, respectively. The subject site is comprised of a L-shaped retail plaza with paved parking and an undeveloped, vacant grassed lot. The vacant lot is slightly below grade with Watters Road and Trim Road, sloping slightly in a northerly direction. The regional topography slopes downwards to the north towards the Ottawa River. Site drainage is a combination of sheet flow to catch basins and infiltration. The configuration of the subject site is shown on Drawing PE3336-6 - Site Plan, which is appended to this report.

Previous Reports

The following report(s) were reviewed prior to conducting this assessment.

- ❑ 'Phase I Environmental Site Assessment, Commercial and Vacant Property – 900 and 920 Watters Road, Ottawa, Ontario', prepared by Paterson Group, dated August 5, 2014.

Based on the findings of the Phase I – ESA, no significant environmental concerns were identified on the Phase I Property or within the study area. A Phase II ESA was not recommended at the time of the assessment.

- ❑ 'Phase II Environmental Site Assessment, Trim Road and Watters Road, Ottawa, Ontario', prepared by Parsons Inc., dated December 2016.

The Phase II – ESA involved the drilling of four (4) boreholes, each equipped with a groundwater monitoring well. Based on the analytical test results, no groundwater or soil impacts were identified at the time of the assessment and no further work was recommended.

- ❑ 'Phase I Environmental Site Assessment, Vacant Property – Trim Road Right-of-Way Adjacent to 900 and 920 Watters Road, Ottawa, Ontario', prepared by Paterson Group, dated September 1, 2017.

Based on the findings of the Phase I – ESA, no significant environmental concerns were identified on the Phase I Property or within the study area. A Phase II ESA was not recommended at the time of the assessment.

- ❑ "Fill Quality Assessment, Proposed Commercial Development – Trim Road Right-of-Way, Trim Road at Watters Road, Ottawa, Ontario", prepared by Paterson Group, dated August 31, 2017.

The fill quality assessment involved the completion of seven (7) shallow test holes excavated along the former roadway. A total of seven (7) soil samples were submitted for analysis and were determined to be in compliance with the applicable MECP Table 3 Standards. The fill material was deemed clean at the time of the assessment and it was recommended that any fill with asphaltic concrete should remain on site. No further investigative work was recommended at the time of the assessment.

Historical Review and Records Update

The latest aerial photograph within the most recent Paterson report is from 2017. A review of the aerial photograph from 2018 shows no change to the subject site. The subject site and surrounding lands are depicted as they appear today.

The TSSA, Fuels Safety Branch in Toronto, was contacted electronically on September 28, 2020. No TSSA records are listed in the registry for the subject site or for the immediately adjacent and neighbouring properties. A copy of the TSSA correspondence is appended to this report.

No potential environmental concerns were identified during the review of the recent aerial photographs or as a result of the recent records review.

Site Visit

The Phase I - ESA Update site visit was conducted on September 25, 2020, by Paterson personnel from the environmental division.

Exterior Assessment

The eastern portion of the subject site is a grassed vacant lot, while the southern portion of the subject site is developed with an L-shaped retail plaza, a stand-alone bank and a paved parking area located centrally on the subject site.

Site drainage consists of infiltration on the vacant lands and sheet flow to catch basins on the developed lot. Two (2) pad mounted transformers were observed on the west side of the subject property. No staining was observed on the concrete pads or surrounding vegetation.

No private sewage systems were observed on the subject property. There were no unidentified substances observed on the subject site. No potential environmental concerns were identified with the current use of the subject site and surrounding lands.

The subject site is relatively at grade with Trim Road and the regional topography slopes downwards slightly to the northeast.

No ASTs or USTs were observed on the exterior of the subject property. No potential environmental concerns were identified on the subject site at the time of the site visit.

Interior Assessment

The L-shaped plaza located on the subject site is heated by natural gas and consists of twenty-two (22) units used for retail and commercial purposes. The interior inspection was limited to Giant Tiger, specifically the loading bay area with hydraulic lifts was investigated. No environmental concerns were identified with respect to the current use of the subject site.

Neighboring Lands

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

- North: Watters Road followed by a vacant lot.
- East: Residential dwellings;
- West: Watters Road followed by residential dwellings;
- South: Residential dwellings.

Based on field observations during the site visit, the neighbouring lands consisted primarily of residential and retail land use and as such, are not considered to pose a risk to the subject site.

Assessment

A Phase I Environmental Site Assessment Update was conducted for 900 and 920 Watters Road, Ottawa, Ontario. Our review of more recent records did not identify any environmental concerns with respect to the subject site or neighboring lands. The recent site visit did not identify any current activities taking place on the subject site or adjacent lands that were considered to have the potential to impact the subject site. There are no potential environmental concerns observed at the subject site or neighbouring properties.

Conclusion

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

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with the agreed scope-of-work and the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA Update are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Taggart Realty Management. Permission and notification from Taggart Realty Management and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Paterson Group Inc.



Samuel Berube, B.Eng.



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

Attachments:

- TSSA Correspondence
- Site Plan

Report Distribution:

- Taggart Realty Management
- Paterson Group

Samuel Berube

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: September 28, 2020 2:38 PM
To: Samuel Berube
Subject: RE: PE3336 - TSSA

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

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

Kind regards,

Roxana



Public Information Agent

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From: Samuel Berube <SBerube@Patersongroup.ca>
Sent: September 28, 2020 1:00 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: PE3336 - TSSA

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Can you please search your records for the following addresses in the City of Ottawa:

900, 915, 920 - Watters Road

Thank you,

Samuel Berube, B.Eng.

patersongroup
solution oriented engineering
over 60 years serving our clients

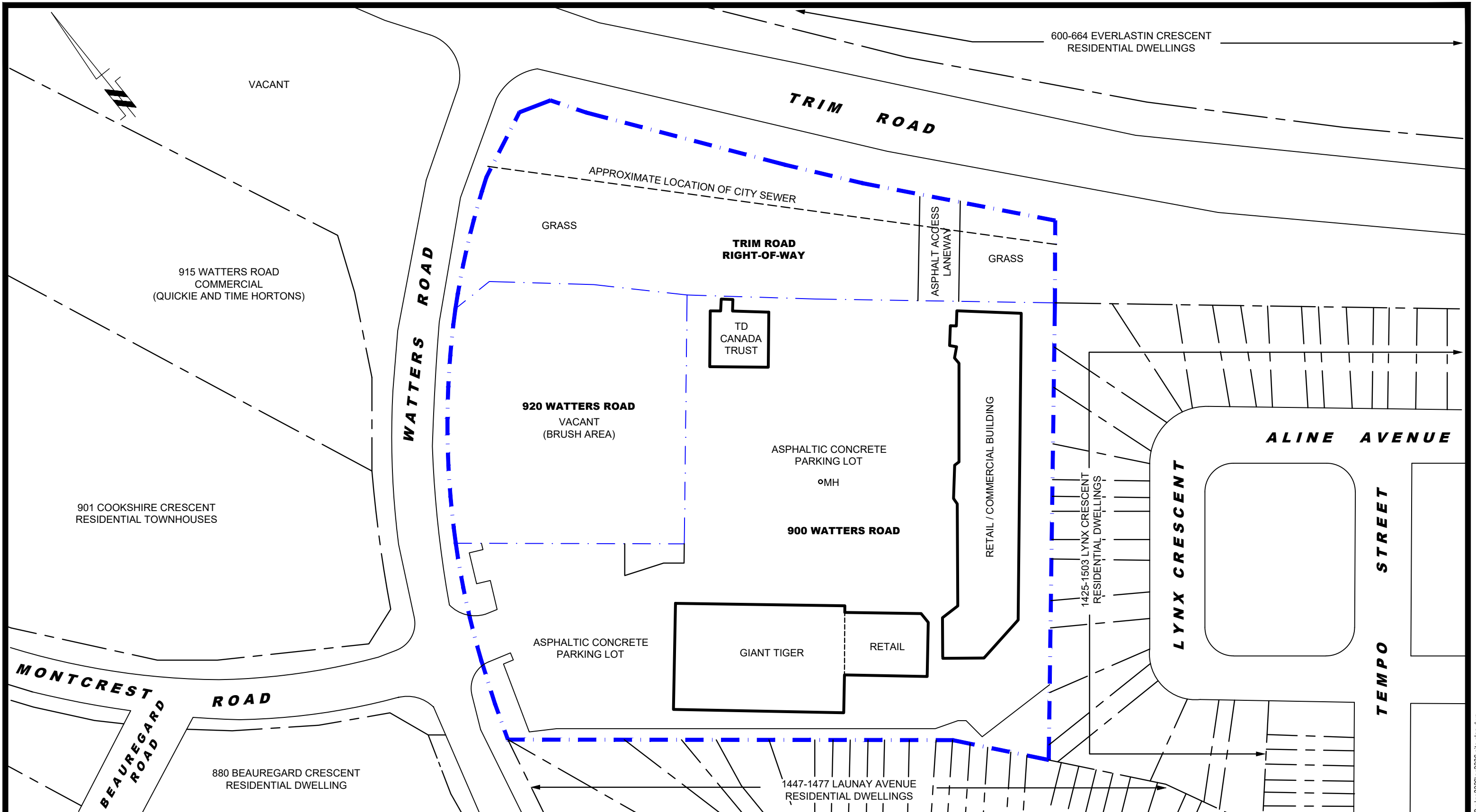
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NO.	REVISIONS	DATE	INITIAL

TRIM ROAD LAND HOLDINGS LIMITED
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
 900 AND 920 WATTERS ROAD
 OTTAWA, ONTARIO
 Title: **SITE PLAN**

Scale:	1:1250	Date:	10/2020
Drawn by:	YA	Report No.:	PE3336-LET.6
Checked by:	SB	Dwg. No.:	PE3336-6
Approved by:	MSD	Revision No.:	

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