



**PATERSON
GROUP**

March 16, 2023
File: PE5303-LET.03

Morley Hoppner Group
1818 Bradley Side Road
Ottawa, Ontario
K0A 1L0

Attention: **Mr. Ken Hoppner**

Subject: **Phase I - Environmental Site Assessment Update
2006, 2020, & 2026 Scott Street
and 314 & 318 Athlone Avenue
Ottawa, Ontario**

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Dear Sir

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property (the Phase I Property). This report updates a previous Phase I ESA report, completed by Paterson Group in May 2021.

This letter report is intended to meet the requirements for an updated Phase I ESA, as per Ontario Regulation (O. Reg.) 153/04, and is to be read in conjunction with the previous 2021 Phase I ESA report.

Site Information

The Phase I Property is located on the south side of Scott Street, between Athlone Avenue and Winona Avenue, in the City of Ottawa, Ontario. The Phase I Property is currently occupied with a community curling arena, a semi-detached residential dwelling, two commercial office buildings, and one mixed-use building. The Phase I Property is serviced with municipal infrastructure and is situated in an urban setting surrounded primarily by residential properties.





Historical Records Review

Phase I ESA Study Area Determination

A radius of approximately 250 m was deemed appropriate for defining the study area for this assignment, herein referred to as the Phase I Study Area. Properties located outside of the Phase I Study Area are not considered to have had the potential to impact the Phase I Property, based on their significant separation distances.

First Developed Use Determination

Based on a review of available historical information, the Phase I Property was first developed with residential dwellings circa 1910.

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. This federally managed database provides various reports and tracking information relating to the release of solid, liquid, or gaseous pollutants from industrial facilities into the natural environment.

A search of this database did not identify any pollutant release records listed for the Phase I Property, or any properties situated within the Phase I Study Area.

Ministry of Environment, Conservation and Parks (MECP)

As part of the initial 2021 Phase I ESA, a request was submitted to the MECP Freedom of Information office for access to any pertinent environmental records or information associated with the Phase I Property. The response from the MECP indicated that no relevant records were identified pertaining to the Phase I Property.

As part of this update assessment, a new request for information was not submitted to the MECP as it is our opinion that no new information would be obtained.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment. This database contains publicly available information on Records of Site Condition (RSCs) filed in the Province of Ontario between 2004 and 2022.

A review of the registry did not identify any new RSCs filed for the Phase I Property, or for any properties situated within the Phase I Study Area since the time of issuance of the initial 2021 Phase I ESA.





City of Ottawa Historical Land Use Inventory (HLUI) Database

As part of the initial 2021 Phase I ESA, a requisition form was submitted to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI) database for any environmental records pertaining to the Phase I Property as well as any properties situated within the Phase I Study Area.

The response from the City indicated that an auto service garage was formerly present on the Phase I Property at 2020 Scott Street, which is considered to represent an APEC on the Phase I Property. Another auto service garage was identified off-site on the adjacent property to the west at 2046 Scott Street, which is also considered to represent an APEC on the Phase I Property.

As part of this update assessment, a new request for information was not submitted to the City, as it is our opinion that no new information would be obtained.

Aerial Photographs

The most recent aerial photograph reviewed in the initial 2021 Phase I ESA was taken in 2019. For this update assessment, a more recent aerial photograph, taken in 2021, was reviewed. In the 2021 aerial photograph, no significant changes are apparent with respect to the Phase I Property or the surrounding properties since the time of the previous photograph. A copy of the 2021 aerial photograph has been appended to this report.

MECP Water Well Records

A search of the MECPs website for all drilled well records within a 250 m radius of the Phase I Property was conducted as part of the current assessment. The search identified 28 well records within the Phase I study area. These records pertain to wells installed between 2002 and 2019 and used for groundwater observation purposes. Based on the availability of municipal services, no drinking water wells are expected to be in use within the Phase I study area.

According to the well records, the overburden stratigraphy in the area of the Phase I Property generally consists of brown silty sand and gravel underlain by grey sandy silt and clay. Bedrock, consisting of grey limestone, was generally encountered at an average depth of approximately 2.0 m to 3.0 m below ground surface.



SITE RECONNAISSANCE

The site inspection was conducted on March 16, 2023, between 1:00 PM and 2:00 PM, by personnel from Paterson's environmental department. In addition to the Phase I Property, the present-day uses of the neighbouring properties within the Phase I Study Area were also assessed at the time of the site inspection.

Site Description

The Phase I Property is currently occupied with a community curling arena, a semi-detached residential dwelling, two commercial office buildings, and one mixed-use building. The remainder of the Phase I Property is largely paved with asphaltic concrete, with the exception of some landscaped areas fronting Athlone Avenue.

The site topography is relatively flat, whereas the regional topography appears to slope down to the northwest, in the general direction of the Ottawa River. The Phase I Property is considered to be at grade with respect to the adjacent streets and the neighbouring properties.

Water drainage on the Phase I Property occurs primarily via sheet flow towards catch basins located either within the asphaltic concrete parking lots or the adjacent streets. No ponded water, stressed vegetation, surficial staining, or any other indications of potential sub-surface contamination were observed on the Phase I Property at time of the site inspection.

No apparent changes have been made to the Phase I Property since the issuance of the previous 2021 Phase I ESA.

A depiction of the Phase I Property is illustrated on Drawing PE5303-1 – Site Plan, in the Figures section of this report.

Buildings and Structures

The Phase I Property is currently occupied with a community curling arena, a semi-detached residential dwelling, two commercial office buildings, and one mixed-use building. No apparent changes have been made to the subject buildings since the issuance of the previous 2021 Phase I ESA.





Potential Environmental Concerns

Fuels and Chemical Storage

No chemical storage areas, above ground storage tanks (ASTs), or signs of underground storage tanks (USTs) were observed on the exterior of the Phase I Property at the time of the site inspection.

Hazardous Materials and Unidentified Substances

No hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the exterior of the Phase I Property at the time of the site inspection.

Polychlorinated Biphenyls (PCBs) and Transformer Oil

One off-site pole-mounted transformer was observed adjacent to the east side of the Phase I Property, along Athlone Avenue. The transformer was noted to be in good condition, with no signs of leaks or stains observed at the time of the site inspection.

Waste Management

Solid, non-hazardous domestic waste and recyclable products are stored in metal bins adjacent to the exterior of the subject buildings and are collected by either the municipality and/or a licensed contractor on a regular basis. No environmental concerns were identified with respect to waste management practices on the Phase I Property.

Neighbouring Properties

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

North: Scott Street, followed by the OC Transpo Transitway;

South: Lion's Park, followed by residential dwellings;

East: Athlone Avenue, followed by residential dwellings;

West: An auto service garage, followed by a commercial retail building and a residential apartment building.



Due to its close proximity, the neighbouring auto service garage to the west is considered to represent an APEC with respect to the Phase I Property.

The neighbouring land use within the Phase I study area is shown on Drawing PE5303-2 – Surrounding Land Use Plan, in the Figures section of this report.

CONCLUSIONS AND RECOMMENDATIONS

A review of more recent historical information, in combination with a site inspection, generally confirmed the findings presented in the initial 2021 Phase I ESA. The Phase I Property has not changed significantly since the time of the previous assessment and no new environmental concerns were identified as part of this update.

It should be restated that based on the relatively recent groundwater data obtained from the Phase I Property, all tested contaminant parameters were either non-detect or are in compliance with the appropriate MECP Table 7 Non-Potable Groundwater Standards. As a result, the groundwater beneath the Phase I Property is not considered to be contaminated and it is our opinion that no further investigative work is required at this time.

STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment (Phase I ESA) Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended, under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of this 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 Phase I Property 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 Morley Hoppner Group. Permission and notification from Morley Hoppner Group and Paterson Group will be required prior to the release of this report to any other party.



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

Paterson Group Inc.

N. Sullivan

Nick Sullivan, B.Sc.



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

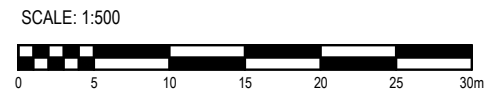
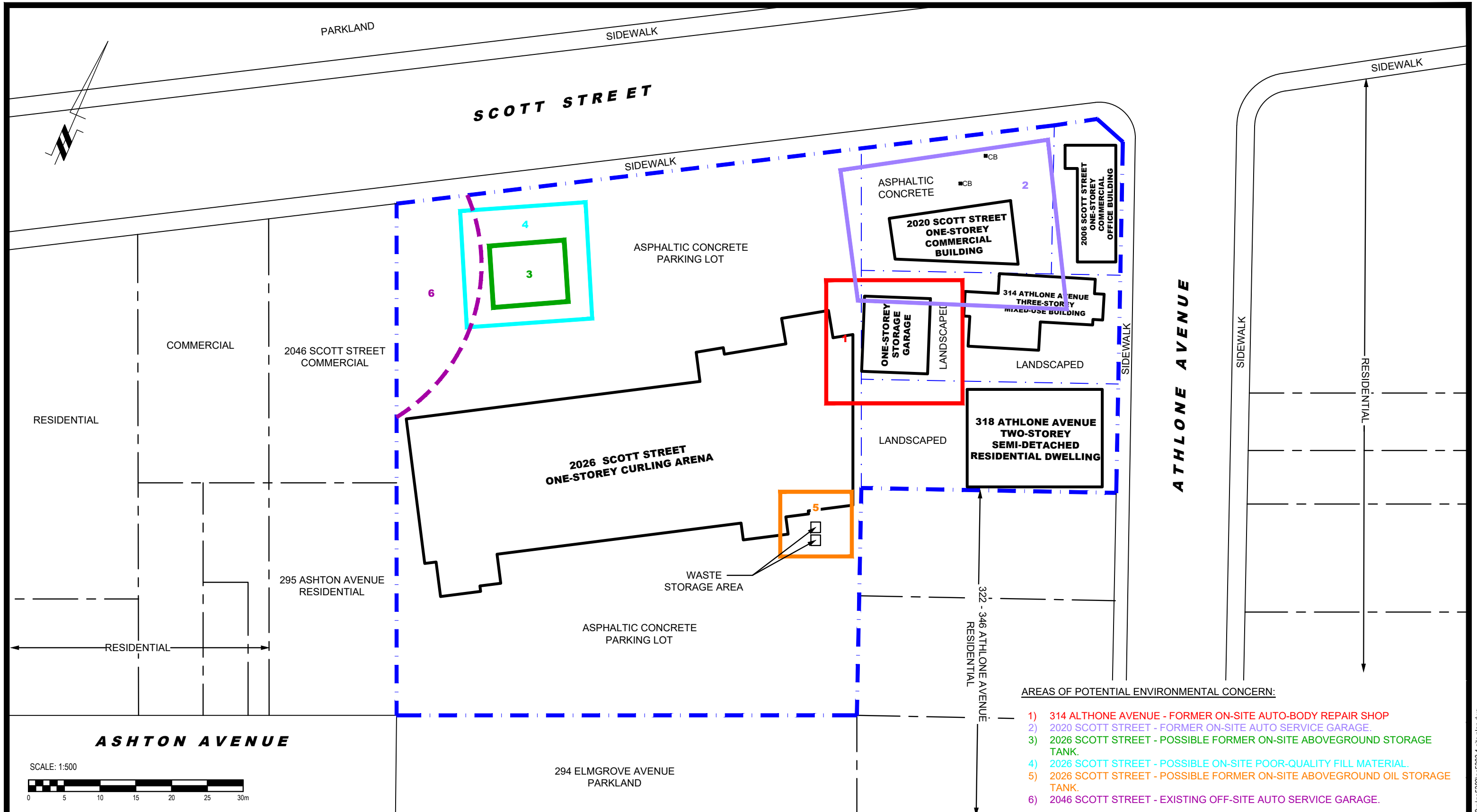
Attachments:

- 2021 Aerial Photograph
- Drawing PE5303-1 – Site Plan
- Drawing PE5303-2 – Surrounding Land Use Plan





AERIAL PHOTOGRAPH
2021



- AREAS OF POTENTIAL ENVIRONMENTAL CONCERN:**
- 1) 314 ALTHONE AVENUE - FORMER ON-SITE AUTO-BODY REPAIR SHOP
 - 2) 2020 SCOTT STREET - FORMER ON-SITE AUTO SERVICE GARAGE.
 - 3) 2026 SCOTT STREET - POSSIBLE FORMER ON-SITE ABOVEGROUND STORAGE TANK.
 - 4) 2026 SCOTT STREET - POSSIBLE ON-SITE POOR-QUALITY FILL MATERIAL.
 - 5) 2026 SCOTT STREET - POSSIBLE FORMER ON-SITE ABOVEGROUND OIL STORAGE TANK.
 - 6) 2046 SCOTT STREET - EXISTING OFF-SITE AUTO SERVICE GARAGE.

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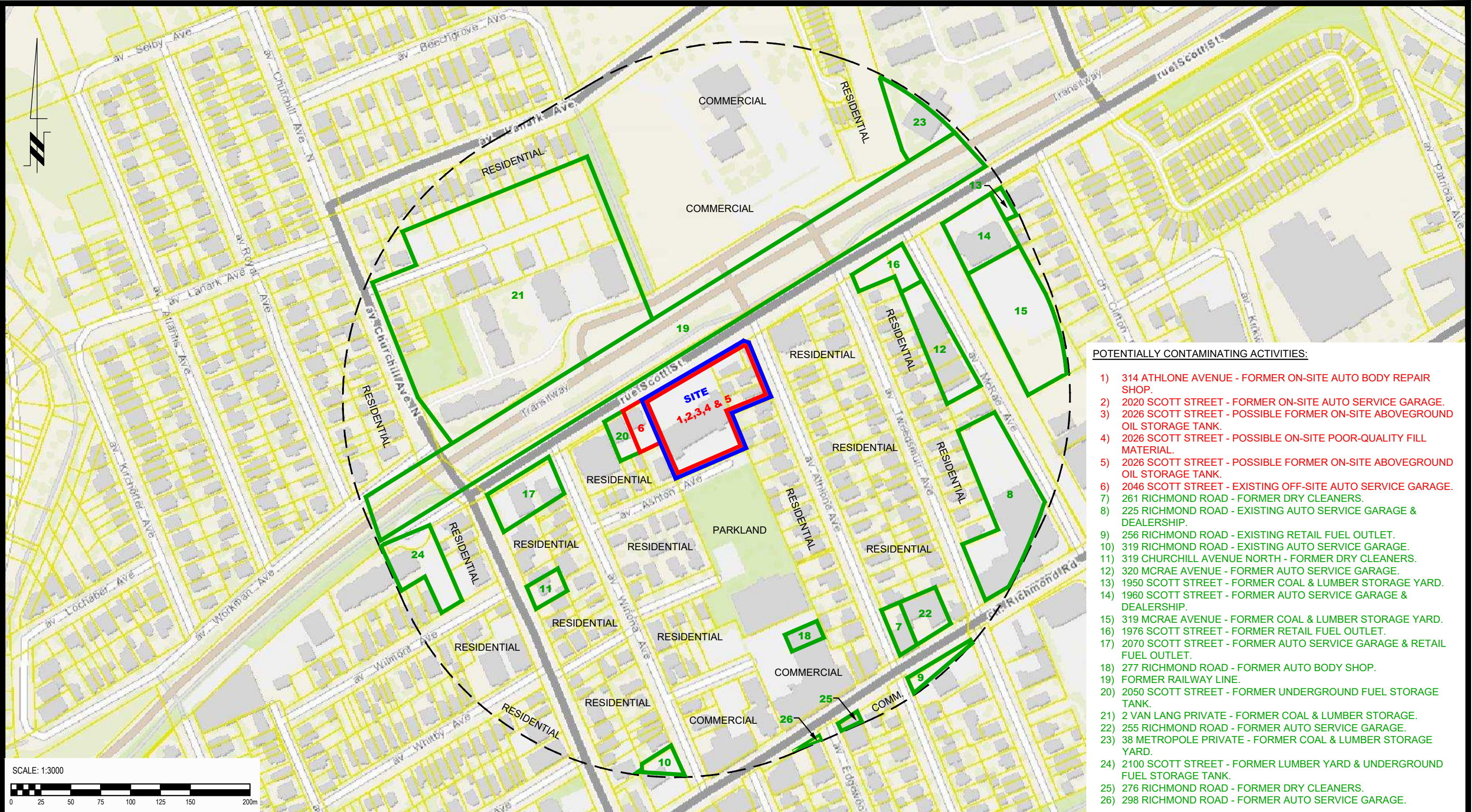
MORLEY HOPNER GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2006, 2020 & 2026 SCOTT STREET
314 & 318 ATHLONE AVENUE

OTTAWA, ONTARIO

Title: **SITE PLAN**

| | | | |
|--------------|-------|---------------|-----------------|
| Scale: | 1:500 | Date: | 05/2021 |
| Drawn by: | JM | Report No.: | PE5303-1 |
| Checked by: | NS | Dwg No.: | PE5303-1 |
| Approved by: | MSD | Revision No.: | |

p:\autocad\drawings\environmental\pe5303\pe5303-1 site plan.dwg



POTENTIALLY CONTAMINATING ACTIVITIES:

- 1) 314 ATHLONE AVENUE - FORMER ON-SITE AUTO BODY REPAIR SHOP.
- 2) 2020 SCOTT STREET - FORMER ON-SITE AUTO SERVICE GARAGE.
- 3) 2026 SCOTT STREET - POSSIBLE FORMER ON-SITE ABOVEGROUND OIL STORAGE TANK.
- 4) 2026 SCOTT STREET - POSSIBLE ON-SITE POOR-QUALITY FILL MATERIAL.
- 5) 2026 SCOTT STREET - POSSIBLE FORMER ON-SITE ABOVEGROUND OIL STORAGE TANK.
- 6) 2046 SCOTT STREET - EXISTING OFF-SITE AUTO SERVICE GARAGE.
- 7) 261 RICHMOND ROAD - FORMER DRY CLEANERS.
- 8) 225 RICHMOND ROAD - EXISTING AUTO SERVICE GARAGE & DEALERSHIP.
- 9) 256 RICHMOND ROAD - EXISTING RETAIL FUEL OUTLET.
- 10) 319 RICHMOND ROAD - EXISTING AUTO SERVICE GARAGE.
- 11) 319 CHURCHILL AVENUE NORTH - FORMER DRY CLEANERS.
- 12) 320 MCRAE AVENUE - FORMER AUTO SERVICE GARAGE.
- 13) 1950 SCOTT STREET - FORMER COAL & LUMBER STORAGE YARD.
- 14) 1960 SCOTT STREET - FORMER AUTO SERVICE GARAGE & DEALERSHIP.
- 15) 319 MCRAE AVENUE - FORMER COAL & LUMBER STORAGE YARD.
- 16) 1976 SCOTT STREET - FORMER RETAIL FUEL OUTLET.
- 17) 2070 SCOTT STREET - FORMER AUTO SERVICE GARAGE & RETAIL FUEL OUTLET.
- 18) 277 RICHMOND ROAD - FORMER AUTO BODY SHOP.
- 19) FORMER RAILWAY LINE.
- 20) 2050 SCOTT STREET - FORMER UNDERGROUND FUEL STORAGE TANK.
- 21) 2 VAN LANG PRIVATE - FORMER COAL & LUMBER STORAGE.
- 22) 255 RICHMOND ROAD - FORMER AUTO SERVICE GARAGE.
- 23) 38 METROPOLE PRIVATE - FORMER COAL & LUMBER STORAGE YARD.
- 24) 2100 SCOTT STREET - FORMER LUMBER YARD & UNDERGROUND FUEL STORAGE TANK.
- 25) 276 RICHMOND ROAD - FORMER DRY CLEANERS.
- 26) 298 RICHMOND ROAD - FORMER AUTO SERVICE GARAGE.

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MORLEY HOPNER GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2006, 2020 & 2026 SCOTT STREET
314 & 318 ATHLONE AVENUE

OTTAWA, ONTARIO

Title: **SURROUNDING LAND USE PLAN**

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|--------------|--------|---------------|-----------------|
| Scale: | 1:3000 | Date: | 05/2021 |
| Drawn by: | JM | Report No.: | PE5303-1 |
| Checked by: | NS | Dwg No.: | PE5303-2 |
| Approved by: | MSD | Revision No.: | |