



Kollaard Associates
Engineers

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

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

REPORT ON

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA, ONTARIO**

Submitted to:

2250276 Ontario Inc.
7 Charnwood Court
Nepean, Ontario
K2E 7C9

DATE: March 25, 2022 (Rev. June 27, 2023)

DISTRIBUTION:

3 copies 2250276 Ontario Inc.
1 copy Kollaard Associates Inc.

220214



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY.....	1
2.0 INTRODUCTION.....	2
2.1 PROPERTY INFORMATION.....	2
2.2 OBJECTIVES.....	3
3.0 SCOPE OF WORK	3
4.0 RECORDS REVIEW	4
4.1 GENERAL.....	4
4.1.1 PHASE ONE STUDY AREA DETERMINATION.....	4
4.1.2 FIRST DEVELOPED USE DETERMINATION.....	4
4.1.3 FIRE INSURANCE PLANS.....	5
4.1.4 CHAIN OF TITLE.....	5
4.1.5 ENVIRONMENTAL REPORTS.....	5
4.1.6 PROPERTY USE RECORDS.....	5
4.2 ENVIRONMENTAL SOURCE INFORMATION.....	6
4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES.....	6
4.2.2 ENVIRONMENTAL DATABASES.....	8
4.3 PHYSICAL SETTING SOURCES.....	10
4.3.1 AERIAL PHOTOGRAPHS.....	10
4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY.....	11
4.3.3 FILL MATERIALS.....	12
4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE.....	12
4.3.5 WELL RECORDS.....	12
5.0 INTERVIEWS.....	12
6.0 SITE RECONNAISSANCE	13
6.1 GENERAL REQUIREMENTS.....	13
6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY.....	13
6.2.1 SITE DESCRIPTION.....	13
6.2.2 SITE INFRASTRUCTURE.....	14
6.2.3 BUILDING DESCRIPTION.....	14
6.2.4 POTENTIALLY CONTAMINATING ACTIVITY.....	15
6.2.5 MATERIALS HANDLING AND STORAGE.....	16
6.2.6 DESIGNATED AND REGULATED SUBSTANCES.....	16
6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS.....	19
6.2.8 ADJACENT PROPERTIES.....	19
6.3 WRITTEN DESCRIPTION OF INVESTIGATION.....	20
7.0 REVIEW AND EVALUATION OF INFORMATION.....	20
7.1 CURRENT AND PAST USES.....	20
7.2 POTENTIALLY CONTAMINATING ACTIVITY.....	21
7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN.....	22
7.4 PHASE ONE CONCEPTUAL SITE MODEL.....	22
8.0 CONCLUSION.....	25



8.1 PHASE II ESA REQUIREMENT FOR RSC FILING 25

8.2 SIGNATURES 25

9.0 REFERENCES..... 27

10.0 QUALIFICATIONS OF THE ASSESSORS 28

LIST OF FIGURES

FIGURE 1 – KEY PLAN

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

LIST OF ATTACHMENTS

ATTACHMENT A – TITLE SEARCH DOCUMENTATION

ATTACHMENT B – TOPOGRAPHIC MAP

ATTACHMENT C – AIR PHOTOGRAPHS

ATTACHMENT D – CITY OF OTTAWA CORRESPONDENCE

ATTACHMENT E – ECOLOG ERIS SEARCH RESULTS AND FIRE INSURANCE MAPS

ATTACHMENT F – SITE PHOTOGRAPHS

ATTACHMENT G - MECP CORRESPONDENCE

ATTACHMENT H - PROPERTY INFORMATION



1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was carried out by Kollaard Associates Inc. for 2250276 Ontario Inc. of Ottawa, Ontario. The subject site for this assessment consists of a property with civic address 370 Cambridge Street North, Ottawa, Ontario (see Key Plan, Figure 1). The site has a total area of 0.06 hectares (0.15 acres) of land located on the west side of Cambridge Street North, about 250 metres south of the intersection of Cambridge Street North and Gladstone Avenue in the City of Ottawa, Ontario. The site is currently occupied by a two storey, 3 unit rowhouse with a detached garage.

It is understood that it is proposed to remove the existing building and construct a multi-unit residential building at the site.

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

The Phase I ESA was based on a site reconnaissance visit carried out on March 23, 2022, together with a review of available geological, topographical, historical and environmental information for the site.

There are no service stations within 250 metres of the site.

There were no current or historical Potentially Contaminating Activities (PCAs) identified at the subject site. Some off-site current or historical PCAs were identified within the Phase I ESA study area. However, given their distances and the inferred groundwater flow direction is away from the subject site, Kollaard Associates considers there were no resulting APECs from these off-site sources on the subject site.

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

Based on the results of this study no major issues of environmental concern were identified with respect to subsurface soil and/or groundwater quality and no further investigation is considered warranted at this time. However, the building at the site does have the potential to contain deleterious materials, including lead and other metals as well as asbestos due to its age. Prior to demolition and removal of the building, a Designated Substances Survey should be carried out to identify and test building materials to ensure proper handling and disposal measures are carried out.

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



2.0 INTRODUCTION

2.1 PROPERTY INFORMATION

The subject site for this assessment consists of a property with civic address 370 Cambridge Street North, Ottawa, Ontario (see Key Plan, Figure 1). The site has a total area of 0.06 hectares (0.15 acres) of land located on the west side of Cambridge Street North, about 250 metres south of the intersection of Cambridge Street North and Gladstone Avenue in the City of Ottawa, Ontario.

For the purposes of this assessment, project north is considered to be parallel to Cambridge Street North at the site (see Key Plan, Figure 1).

Kollaard Associates Inc. carried out this Phase I Environmental Site Assessment for 2250276 Ontario Inc., for the purpose of a development application with the City of Ottawa. It is understood that it is planned to redevelop the site into a multi-unit residential building. As such, there is no change of use or previous use for which a Record of Site Condition could be required under Ontario Regulation 153/04.

The site is currently occupied by a 3 unit rowhouse with a detached garage. The remaining areas not occupied by the dwelling consists of a asphaltic surfaced driveway and grass surfaced yard space.

Surrounding land use is currently mixed residential development. The site is bordered on the north, and south by residential development, on the east by Cambridge Street North and Arthur Lane North followed by other residential development.

The local topography is mostly flat lying with a gentle slope east from the front of the building toward Cambridge Street North and west from the rear of the building towards Arthur Lane North. The regional topography slopes northwest towards the Ottawa River located approximately 1.5 kilometres northwest of the subject site.



The legal description for the subject property based on information from the chain of title is as follows:

- Lot 15, Plan 33, City of Ottawa, PIN 04105-0130(LT).

2.2 OBJECTIVES

The primary objective of this Phase I ESA is to document the site conditions on the day of a walk-through site reconnaissance and, if possible, to identify former and current operations or practices that may present potential environmental risks. The study is based on current and historical information and observations of site conditions during a site reconnaissance visit conducted on March 23, 2022. The general objectives of the Phase I Environmental Site assessment, as outlined in Ontario Regulation 153/04, include the following:

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

3.0 SCOPE OF WORK

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

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



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

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

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE STUDY AREA DETERMINATION

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

4.1.2 FIRST DEVELOPED USE DETERMINATION

The first developed use of the property was determined based on a review of aerial photographs and the title search for the site (Section 4.3.1). The earliest air photograph that was reviewed was 1928. At that time, the site and surrounding land appear to be residential development. The photograph indicates a building and two detached garages at the rear of the site. As such, first developed use of the property is indicated to be prior to 1928.



4.1.3 FIRE INSURANCE PLANS

A request for Fire Insurance plans was made for the subject site. Two fire insurance plans dated 1922 and 1963 were obtained (see Attachment E). A review of the fire insurance plans for the site indicates a 3 unit rowhouse with a detached garage at the rear of the property. No underground or above ground storage tanks were observed on either plans for the site or neighbouring sites.

4.1.4 CHAIN OF TITLE

The legal description for the property, based on information from the City of Ottawa, is as follows:

- Lot 15, Plan 33, City of Ottawa, PIN 04105-0130(LT).

A chain of title for this site (see Attachment A) was provided by Domsons Title Search Inc. Based on a review of information obtained from that title search, the property is indicated to have been owned by individuals, except the current owner. The current owner is listed as 2250276 Ontario Inc.

4.1.5 ENVIRONMENTAL REPORTS

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

4.1.6 PROPERTY USE RECORDS

The City of Ottawa Website was reviewed for the zoning designation of the subject site. The website indicates that the site is currently zoned R4UD – Residential Fourth Density Zone according to the City of Ottawa Zoning By-law 2012-334. This zoning permits a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan.



The earliest air photograph that was reviewed was 1928. At that time, the site and surrounding land appear to be residential development.

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

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

4.2 ENVIRONMENTAL SOURCE INFORMATION

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

Municipal and Provincial Government Sources

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

Environmental Databases

- Ecolog ERIS – Environmental Risk Information Services Standard Report

4.2.1 MUNICIPAL AND PROVINCIAL GOVERNMENT SOURCES

City of Ottawa

A review of a report entitled Old Landfill Management Strategy Phase 1 – Identification of Sites, City of Ottawa, Ontario, December 2003, Reference Number 021-2785 by Golder Associates Ltd. and Mapping and Assessment of Former Industrial Sites – City of Ottawa, Ontario, July 1988, Reference Number H87-053 by Intera Technologies Ltd. indicates there



are no old landfill sites or former industrial sites within greater than 500 metres of the subject site.

Historical Land Use Inventory

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

A response was received on March 25, 2022 from the City of Ottawa for the site. The response indicated that no information was returned on the subject property from Departmental circulation (see Attachment D).

Ministry of the Environment, Conservation and Parks

A formal request was made to the MECP office in Ottawa, Ontario to determine if the Ministry has maintained a file with respect to the subject property. Specifically, the MECP was asked to respond (in writing) with information concerning any historical or existing incidents at or in the vicinity of the subject site. No response was received from the MECP pertaining to the subject site (Attachment G).

Pits and Quarries

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

Large and Small Landfills

Based on a review of the provincial online databases for large and small landfill sites, there are no landfill sites (open or closed) within at least 2 kilometres of the subject site.

Online MECP Well Records

Based on a review of online MECP Well Records, there are no drinking water wells records identified within 250 metres of the subject site.



Some records identified within 250 metres of the site are indicated to be for boreholes. The boreholes had varying depths below existing ground surface. It is indicated that the boreholes were placed for geotechnical purposes.

Federal Contaminated Sites Inventory

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

4.2.2 ENVIRONMENTAL DATABASES

ECOLOG ERIS – Environmental Risk Information Services Standard Report

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

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

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

- 470 Bronson Avenue - Tuan Nguyen O/A Petro Canada, 1460932 Ontario Ltd. c/o Radek Szybowski, Avenues Garage Ltd/Twenty First Century Motors Inc. - 222.2 metres north
- Ottawa Board of Education - 275 Chamberlain Street, Ottawa - 235.7 metres east
- Suncor Energy Products Partnership - 470 Bronson Avenue - 240.27 metres north

Kollaard Associates considers there are no corresponding PCAs with these properties.

A review of the Ontario Spills indicate a total of eighteen (18) spills have been reported in the Phase I Study Area in the Ontario Spills database. These spills and others reported in the database were indicated to be minor and localized. Given the distance between these properties



and the subject site, Kollaard Associates considers that none of the spills have resulted in APECs on the subject site.

In the Dry Cleaning Facilities database, Browns Cleaners Ltd/Modern Cleaning Service Ottawa Ltd. - Ottawa - 571 Bronson Avenue - 167.6 metres - east/northeast was identified. Kollaard Associates considers based on the distance and the direction of groundwater flow (downgradient) to the dry cleaners, there are no corresponding APECs with the property.

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

- Capital Endodontics. - 1 Raymond Street Suite 300 - Pathological Wastes - 30.81 metres east/northeast
- Griffin's Head Antique Restoration/Protocol Floral Expressions Inc. - 367 Cambridge Street North - Aromatic Solvents - 54.59 metres - east/northeast
- Ottawa Hydro (PCB) - 582 Bronson Avenue - not defined - 116.73 metres east
- Modern Cleaning Service Ottawa Ltd/Browns Cleaners Ltd. - 571 Bronson Avenue - Halogenated Solvents - 167.6 metres east/northeast
- Corporate Foods Limited - 458 Catherine Street - Waste Oils & Lubricants, Oil Skimmings & Sludges - 178.88 metres east
- Securemax Self Storage Inc. - 458 Catherine Street - Light Fuels - 178.9 metres east

Kollaard Associates considers that none of the waste generators have resulted in APECs on the subject site.

In the Record of Site Condition Summary, (ECA) the following sites were identified

- Ottawa Board of Education - 605 Bronson Avenue - 229.13 metres - east
- Zhaokun Wang - 501 Bronson Avenue - 228.75 metres - north/northeast

In the Scott's Manufacturing Directory, the following sites were identified:

- Comtest Communications Products Ltd. - 1 Raymond Street - 30.81 metres - east/northeast
- New Epoch Translations & Graphics Inc. - 148.12 metres - east/northeast



- The Canada China News Inc. - 520 Bronson Avenue Floor 1 - 148.12 metres - north/northeast

Kollaard Associates considers that none of the manufacturers have resulted in APECs on the subject site.

In the Inventory of NPCB and PCB Storage Sites Summaries, the following sites were identified:

- Ottawa Board of Education - 605 Bronson Avenue - 229.13 metres - east
- Canada Post - 10 Orangeville Street - 193.79 metres - south/southwest

Kollaard Associates considers there is no corresponding APEC with this property.

No other significant environmental concerns are listed in the Environmental Risk Information Services Standard Report.

4.3 PHYSICAL SETTING SOURCES

4.3.1 AERIAL PHOTOGRAPHS

A review of air photographs of the site for the years 1928, 1958, 1965, 1976, 1991, 2002, 2007, 2011, 2015 and 2019 was carried out as part of this Phase I ESA (Attachment C). The aerial photographs were obtained from the City of Ottawa website and National Air Photo Library. The following table is a summary of the air photograph review:

Date	Observations
1928	Poor quality air photograph. The site appears to be occupied by a multi unit townhouse. The surrounding area are residential development.
1958	The townhouse and two detached garages exist at the site. Two additions are located on the west side of the townhouse at the site. No significant changes are evident on the subject site or adjacent properties.
1965	No significant changes are evident on the subject site. The building located immediately south of the site has been removed and the property is vacant. No other significant changes are evident to site or adjacent properties.
1976	Poor quality air photograph. No significant changes are evident on the subject site or adjacent properties.
1991	Part of the rear yard space appears to be divided by a wall. Only one detached garage remains in the west portion of the site. No other significant changes are evident on the subject site or adjacent properties.



2002	No significant changes are evident on the subject site or adjacent properties.
2007	No significant changes are evident on the subject site or adjacent properties.
2011	No other significant changes are evident on the subject site or adjacent properties.
2015	Some items including yard furniture and a canoe are observed in the rear yard space. Two vehicles are located in the driveway located on the west side of the site. No other significant changes are evident on the subject site or adjacent properties.
2019	No significant changes are evident on the subject site or adjacent properties.

4.3.2 TOPOGRAPHY, HYDROLOGY AND GEOLOGY

Topography and Hydrology

The local topography is mostly flat lying with a gentle slope from the rear of the existing building toward Arthur Lane North to the west and from the front of the building toward Cambridge Street North to the east.

The regional topography slopes northwest towards the Ottawa River located approximately 1.5 kilometres northwest of the subject site (Attachment B).

Surficial and Bedrock Geology

Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by glacial till and/or shallow bedrock. Bedrock geology maps indicate that the bedrock underlying the site consists of limestone with some shaly partings of the Ottawa Formation or dark grey limestone of the Eastview Formation.

Based on a review of overburden thickness mapping for the site area, the overburden is estimated to be between about 1.0 to 3.1 metres in thickness above bedrock.

Groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers and wetland areas. The regional topography slopes northwest towards the Ottawa River located approximately 1.5 kilometres northwest of the subject site.



4.3.3 FILL MATERIALS

It is expected that some minor fill materials were used for the driveway at the site.

4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

There are no surface water features located on or within the vicinity of the subject site. The Ottawa River located approximately 1.5 kilometres northwest of the subject site.

No provincially significant wetlands (PSWs) or areas of natural and scientific interest (ANSIs) were identified on the subject property or within the study area.

4.3.5 WELL RECORDS

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

Other records identified within 250 metres of the site are indicated to be for boreholes or geotechnical and environmental purposes. The boreholes are indicated to range in depth from about 1.2 to 6.1 metres below existing ground surface.

5.0 INTERVIEWS

Based on a discussion with the existing owner of the site, 2250276 Ontario Inc., it is understood that the building is currently used as a three unit rental townhouse. It is also understood that the building was built prior to 1928. The owner is unaware if the building was heated with oil in the past and to his knowledge, there have been no spills or other environmental issues at the site. The building is currently heated using natural gas.



6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

On March 23, 2022, a walk-through site reconnaissance was conducted at the subject property by a member of Kollaard Associates Professional staff. The uses of the site and adjacent properties within the Phase I ESA Study Area were assessed. Observations of adjacent properties were limited to views from the subject property and from publicly accessible areas.

The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

Site photographs are provided (Attachment F).

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

6.2.1 SITE DESCRIPTION

The following was observed:

- The site is currently occupied by a two storey, three-unit rowhouse with basement, a detached garage, rear asphalt surfaced driveways and yard space. Currently, the building is occupied by three tenants.
- The building has a concrete poured foundation and is clad in brick. It is understood that the building was constructed prior to 1928.
- Areas not occupied by the building, driveway or detached garage are yard space. The rear yard space is divided by a chain link fence. Part of the rear yard space was observed to be used for gardening purposes with multiple raised garden beds observed.
- Cambridge Street North is located on the east side and Arthur Lane North on the west side of the site.
- In general, surface drainage across the site slopes from the front of the building toward the east and from the rear of the building toward the west.
- No service stations exist in close proximity to the site.



The attached Key Plan, Figure 1 and air photographs show the relative location of the subject site with respect to the surrounding land and the existing roadway network.

6.2.2 SITE INFRASTRUCTURE

The following observations of the site were made.

Electricity

Currently, the building is serviced by overhead hydro. Overhead wiring was observed along Cambridge Street North. The area is serviced by Hydro Ottawa.

Heating and Cooling

The building is serviced by natural gas. Three natural gas meters were observed near the northeast, centre and southeast corners of the building at the site.

No air conditioning units were observed at the site.

Water Supply

A municipal water supply system is located within Cambridge Street North and services the building.

Wastewater and Sewage Disposal

The area is serviced by sanitary and storm sewers located within Cambridge Street North.

Sumps, Pits and Floor Drains

No floor drains were observed within the basement of the building at the site.

6.2.3 BUILDING DESCRIPTION

The site is currently occupied by a two storey, 3-unit rowhouse building with basement, asphaltic surfaced driveways and yard space. The building is occupied by tenants. The building has a concrete poured foundation and is clad in brick. It is understood that the building was constructed prior to 1928.



6.2.4 POTENTIALLY CONTAMINATING ACTIVITY

Based on a review of information for the site, the historical and current use is for residential purposes.

No waste generators or manufacturing or other database search results were identified at the subject site.

Based on information provided, there are no current or historical activities at the subject site that could be considered “Potentially Contaminating Activities”, as identified in Table 2 of Schedule D of O. Reg. 153/04.

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

Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA 1 540 Bronson Avenue - Speedy Auto Service - Existing Autobody	Activity #10 - Commercial Autobody Shop and Garage	116m - NE	N
PCA 2 567 Bronson Avenue - Laurie's Autobody - Existing Autobody	Activity #10 - Commercial Autobody Shop	138m - ENE	N
PCA 3 536 Bronson Avenue - A1 Motorsport Auto Service - Existing Autobody	Activity #10 - Commercial Autobody Shop and Garage	140m - NE	N
PCA 4 571 Bronson Avenue - Modern Dry Cleaners/Browns Cleaners Ltd. - Existing Autobody	Activity #37 - Operation of Dry Cleaning Equipment	167.6 - ENE	N
PCA 5 297 Cambridge Street North - Raymond's Body Shop - Existing Autobody	Activity #10 - Commercial Autobody Shop	216m - NNE	N



PCA 6 470 Bronson Avenue - Petro Canada Inc. - Existing Fuel Station	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks	245m - NNE	N
PCA 7 470 Bronson Avenue - Hodge's Service Center and Car Clinic. - Existing Garage	Activity #10 - Commercial Autobody Shop and Garage	245m - SSE	N

6.2.5 MATERIALS HANDLING AND STORAGE

General Storage and Debris

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

Solid Waste

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

Hazardous Materials

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

6.2.6 DESIGNATED AND REGULATED SUBSTANCES

Polychlorinated Biphenyls (PCBs)

The use of PCBs in electrical equipment such as transformers, capacitors, fluorescent light ballasts, etc. was common up to about 1980. The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the aforementioned electrical equipment installed after July 1, 1980. It is not a requirement to remove materials containing PCBs. However, any handling or removal of PCB containing equipment should be carried out in accordance with Ontario Regulation 362, PCB Waste Management under the Environmental Protection Act of Ontario, R.S.O 1990.

Older fluorescent lighting, if present, could contain PCBs within the light ballasts. Should any removal of lighting and electrical equipment which may contain PCBs be removed from the



buildings during future renovations or demolition, it should first be identified through a designated substances and hazardous materials survey (DSS) whether special handling may be required.

Based on the age of the building at the site, there is a possibility that PCB containing equipment may exist within the building.

Suspect Asbestos Containing Materials (ACM)

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

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

Based on the age of the building at the site, there is a potential for ACMs to be contained within the building materials. Prior to any future demolition, it is recommended that a Designated Substances Survey (DSS) be carried out to identify and test building materials to ensure proper handling and disposal measures are carried out.



Ozone- Depleting Substances (ODS)

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

No air conditioning units were observed at the site. As such, there are no concerns for ozone depleting substances.

Lead

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

Based on the age of the building at the site, there is a potential for lead paint and/or lead to be present within the building materials. A Designated Substances Survey should be carried out prior to any renovations or demolition to ensure proper handling/disposal of any building materials that contain hazardous materials.

Urea Formaldehyde Foam Insulation (UFFI)

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



Due to the age of the building at the site, there is a potential for UFFI to be present. A Designated Substances Survey should be carried out prior to any renovations or demolition to ensure proper handling/disposal of any building materials that contain hazardous materials.

6.2.7 ABOVE AND UNDERGROUND STORAGE TANKS

No above ground fuel storage tanks were observed within the basement of the dwelling at the site. No staining or odours were detected within the basement. No evidence of former use of heating oil was observed at the site. Based on a review of the Ecolog ERIS report for the site and site area, no reports of any spills were documented for the site.

6.2.8 ADJACENT PROPERTIES

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

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

Surrounding land use is currently mixed residential development. The site is bordered on the north by residential development, on the south by the Embassy of Madagascar, on the west by Arthur Lane and on the east by Cambridge Street North.

One existing gas station (Petro Canada) was observed within 250 metres of the site. Due to the distance from the site (approx 245 metres), the existing gas station does not result in an APEC on the subject site.

Some hydrocarbon spills were reported to have occurred within 250 metres of the subject site. However, due to the distance and nature of the spills (all localized) from the site, Kollaard Associates does not consider any of these to have resulted in an APEC.



6.2.9 Enhanced Investigation Property Observations

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

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

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

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

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

The site is currently occupied by a two storey, three-unit rowhouse with basement and a detached garage. The remaining areas not occupied by the residential building and detached garage consist of an asphaltic surfaced driveway and grass surfaced yard space. The yard space is enclosed by fencing and a short concrete wall.

Based on a review of historical aerial photographs, title search, historical maps, and other records review, the site was first developed sometime prior to 1928. The 1928 air photograph indicates a residential building. This corresponds with the timeline of the air photographs.



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

Year	Owner	Property Use
1835 -2020	Various individuals	Agricultural followed by Residential (prior to 1928)

7.2 POTENTIALLY CONTAMINATING ACTIVITY

As per Ontario Regulation 153/04, a Potential Contaminating Activity (PCA) is defined as one of fifty-nine (59) industrial operations set out in Table 2 of Schedule D. From that list, no items were identified for the subject site. No records for waste generation or handling or Scott's Manufacturing directory and other database search requests were found for the subject site (Section 4.2.2).

The historical use of the site has been for residential purposes since at least 1928, which aerial photographs confirmed over the years. There are no current or historical activities at the subject site that qualify as PCAs.

Based on information provided, there are current and historical activities identified within 250 metres that could be considered "Potentially Contaminating Activities", as identified in Table 2 of Schedule D of O. Reg. 153/04 (see Table, below).

The following table describes PCAs within 250 metres of the site.

Address / Occupant	Activity	Distance from Subject Site	Potential Area of Concern on Subject Site (Y/N)?
PCA 1 540 Bronson Avenue - Speedy Auto Service - Existing Autobody	Activity #10 - Commercial Autobody Shop and Garage	116m - NE	N
PCA 2 567 Bronson Avenue - Laurie's Autobody - Existing Autobody	Activity #10 - Commercial Autobody Shop	138m - ENE	N



PCA 3 536 Bronson Avenue - A1 Motorsport Auto Service - Existing Autobody	Activity #10 - Commercial Autobody Shop and Garage	140m - NE	N
PCA 4 571 Bronson Avenue - Modern Dry Cleaners/Browns Cleaners Ltd. - Existing Autobody	Activity #37 - Operation of Dry Cleaning Equipment	167.6 - ENE	N
PCA 5 297 Cambridge Street North - Raymond's Body Shop - Existing Autobody	Activity #10 - Commercial Autobody Shop	216m - NNE	N
PCA 6 470 Bronson Avenue - Petro Canada Inc. - Existing Fuel Station	Activity #28 - Gasoline and Associated Products Storage in Fixed Tanks	245m - NNE	N
PCA 7 470 Bronson Avenue - Hodge's Service Center and Car Clinic. - Existing Garage	Activity #10 - Commercial Autobody Shop and Garage	245m - SSE	N

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

There are seven current or historical activities that have been identified within 250 metres of the subject site that could be considered Potentially Contaminating Activities within the Phase One Study Area (see Conceptual Site Model, Figure 2). However, none of the activities are considered to have any impact to the subject site based on the historical information and relative distances to the site.

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

7.4 PHASE ONE CONCEPTUAL SITE MODEL

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



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

- The subject site for this assessment consists of one property with civic address 370 Cambridge Street North, in the City of Ottawa, Ontario.
- The historical use of the site has been for residential purposes (since at least 1928).
- The site has a total area of 0.06 hectares (0.15 acres) of land located on the west side of Cambridge Street North, about 250 metres south of the intersection of Cambridge Street North and Gladstone Avenue in the City of Ottawa, Ontario.
- The site is currently occupied by a two storey, three-unit rowhouse with basement and a detached garage.
- A building was observed on a 1928 air photograph.
- According to the Ecolog ERIS report, there are no water wells present on the site.
- The site is bordered on the north by residential development, on the south by the Embassy of Madagascar, on the west by Arthur Lane then residential development and on the east by Cambridge Street North followed by commercial development (Comtest and Capital Endodontics).
- The local topography is mostly flat lying with a gentle slope from west to east across the property. The Ottawa River located approximately 1.5 kilometres northwest of the subject site.
- The local topography is mostly flat lying with a gentle slope from the rear of the existing dwelling toward Arthur Lane North to the west and from the front of the building toward Cambridge Street North to the east.

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

Site and area topography and surface water drainage: From the front of the building, the ground surface slopes towards Cambridge Street North and from the rear of the building towards Arthur Lane. Groundwater flow often reflects topographic features and typically flows toward nearby lakes, rivers and wetland areas. Based on the topography of the area, it is expected that the local shallow groundwater flow is to the south/southwest toward Dow's Lake located approximately 860 metres



south/southwest of the subject site. The regional topography slopes north towards the Ottawa River located approximately 1.5 kilometres northwest of the subject site.

Hydrogeology/Surficial and Bedrock Geology: Based on a review of the surficial geology map for the site area, it is expected that the site is underlain by glacial till and/or shallow bedrock. Bedrock geology maps indicate that the bedrock underlying the site consists of limestone with some shaly partings of the Ottawa Formation or dark grey limestone of the Eastview Formation. Based on a review of overburden thickness mapping for the site area, the overburden is estimated to be between about 1.0 to 3.1 metres in thickness above bedrock.

Contaminant distribution, transport and underground utilities: The soils at the site and within the Phase I study area consist of glacial till which has low permeability. The Phase I study area is also controlled by municipal storm and sanitary sewers. Lateral gradients in glacial till soils are relatively slow and contamination would tend to migrate downward until saturated conditions are encountered. Once saturated conditions are encountered and depending on contaminant mobility, solubility, volatility, etc. the contaminants could be expected to dissolve into the groundwater and migrate laterally in the direction of groundwater flow. In this case, the topographical information indicates that the groundwater flow gradient is moving towards the Ottawa River located approximately 1.5 kilometres northwest of the subject site.

The underground utilities pertaining to water and sewer enter the site from Cambridge Street North. Hydro services are overhead. Service trenches related to underground utilities provide preferential pathways for contaminant migration. However, no contamination is expected to exist at the site.

Uncertainty: The uncertainties associated with the conceptual model include those associated with a limited documentation for the subject site and adjacent sites. However, based on the body of information acquired, it is considered that the absence of this information should not likely affect the final conclusion of the Phase I ESA. There were no material deviations to the Phase I ESA requirements set out in O. Reg. 153/04 that would cause uncertainty or absence of information that would affect the validity of the Phase I Conceptual Site Model or the findings of this Phase I ESA.



8.0 CONCLUSION

8.1 PHASE II ESA REQUIREMENT FOR RSC FILING

The results of this Phase I ESA suggest that a Phase II ESA is not required at this time.

The current and proposed development of the site is residential use.

Given that the Phase I property is currently used for residential purposes (3-unit rowhouse) and is to be redeveloped with a higher density residential building, there will be no change in the land use from less sensitive to more sensitive. Therefore, an RSC is not required for the property, based on our understanding of Ontario Regulation 153/04.

8.2 SIGNATURES

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

This report was prepared for the exclusive use of 2250276 Ontario Inc. and is based on data and information collected during the Phase I ESA of the property conducted by Kollaard Associates Inc. This report may not be relied upon by any other person or entity without the express written consent of 2250276 Ontario Inc. and Kollaard Associates Inc. In evaluating this site, Kollaard Associates Inc. has relied in good faith on information provided by others. The assessment of environmental conditions and possible site hazards presented has been made using available technical data collected and provided by others. We accept no responsibility for any deficiencies, or inaccuracies in this report as a result of omission, misinterpretations, or fraudulent acts of others.

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



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

Yours truly,

Kollaard Associates Inc.

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



Colleen Vermeersch, P. Eng.



9.0 REFERENCES

City of Ottawa geoMaps, air photographs for the years 1928, 1958, 1965, 1976, 1991, 2002, 2007, 2011, 2015 and 2019.

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

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

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

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

Ecolog Eris Ltd. Standard Report, dated March 4, 2022, various federal, provincial and private database records for 250 metres study area.



10.0 QUALIFICATIONS OF THE ASSESSORS

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

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

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

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

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

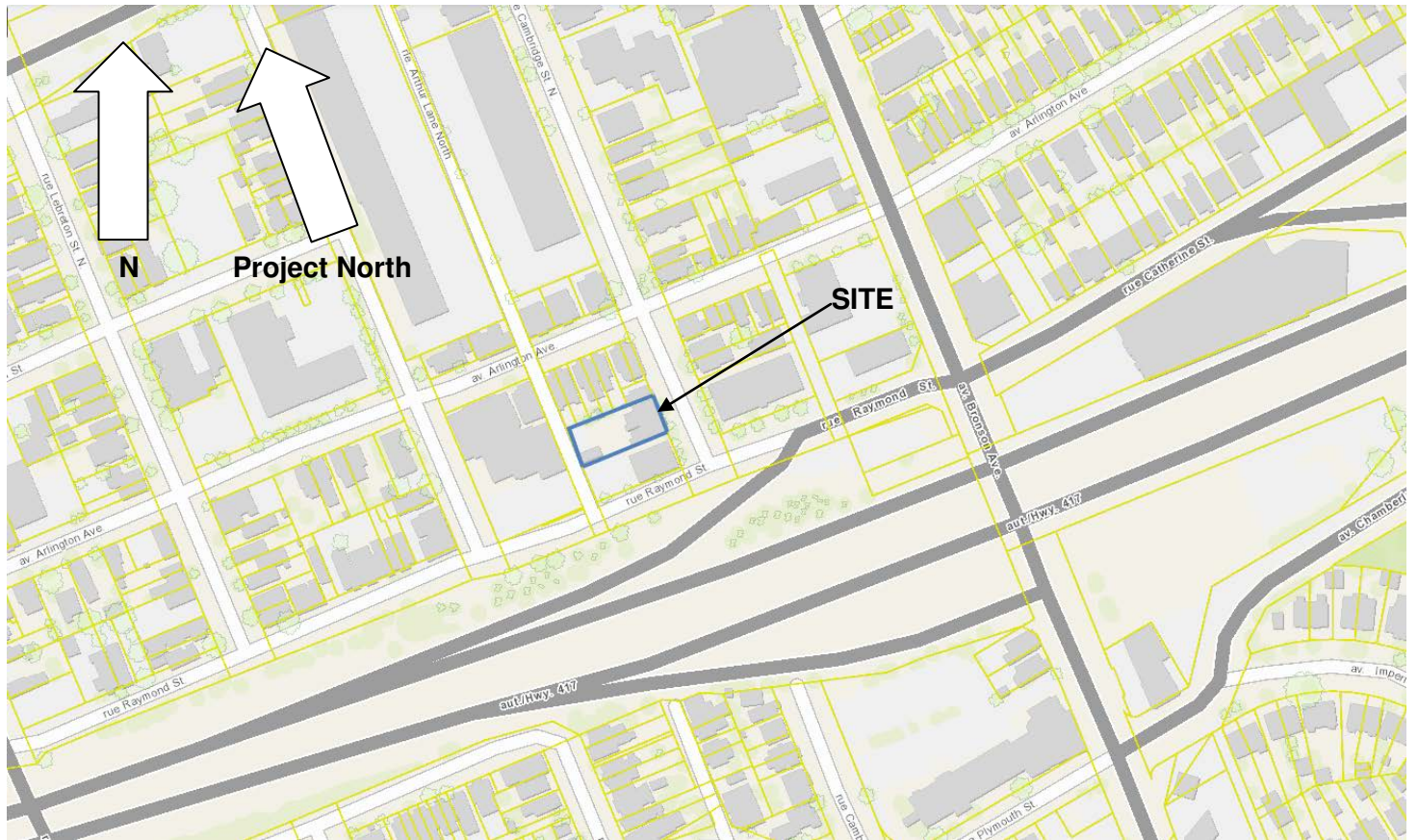
Colleen Vermeersch, P.Eng.

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

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

KEY PLAN

FIGURE 1



NOT TO SCALE



ATTACHMENT A

TITLE SEARCH DOCUMENTATION

CHAIN OF TITLE REPORT

Project #: 220214
 Address: 370 Cambridge Street N., Ottawa
 Legal lot 15, Plan 33
 Description: _____

Searched at: Ottawa
 LRO #: 4

PIN #: 04105-0130(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	25 02 1809	Crown	Robert RANDALL
10	Tax Deed	20 12 1820	Sheriff Stewart (Robert Randall defaulted in taxes)	John BRETON
11	Deed	20 12 1820	John Breton	Levius SHERWOOD
6778	Deed	26 10 1853	Levius Sherwood - estate	George SHERWOOD
Break in Chain				
33	Plan	07 06 1872	W.H. Christie & Daniel O'Connor Proprietors	
1502	Deed	20 09 1872	W.H. Christie & Daniel O'Connor	Edward SAUVE
5547	Deed	27 11 1877	Edward Sauve	Henry B. SAUVE
80231	Tax Deed	15 02 1907	The City of Ottawa (Henry B. Sauve defaulted in taxes)	Timothy FITZPATRICK

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 220214
Address: 370 Cambridge Street N., Ottawa
Legal Description: lot 15, Plan 33

Searched at: Ottawa
LRO #: 4

Page 2

PIN #: 04105-0130(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
83253	Deed	26 10 1907	Timothy Fitzpatrick	Daniel HOGAN
84550	Deed	16 03 1908	Daniel Hogan	Edward FITZPATRICK
88431	Deed	22 02 1909	Edward Fitzpatrick	William GARDNER
98503	Deed	09 08 1910	William Gardner	George S. BETTS
99436	Deed	29 09 1910	George S. Betts	Daniel O'CONNOR, Jr.
105815	Deed	13 07 1911	Daniel O'Connor, Jr.	Anthony M. POWER
106325	Deed	17 08 1911	Anthony M. Power	Francis L. LEDEROUK
118298	Deed	13 03 1913	Francis L. Lederouk	Ralph SMITH
171975	Deed	29 03 1923	Ralph Smith - estate	Sarah L. RALPH

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: 220214
 Address: 370 Cambridge Street N., Ottawa
 Legal Description: lot 15, Plan 33

Searched at: Ottawa
 LRO #: 4

Page 3

PIN #: 04105-0130(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
225784	Deed	17 09 1938	Sarah L. Ralph	Ebert C. RALPH
259834	Deed	12 07 1946	Ebert C. Ralph	Isaac ROSENTHAL
352658	Deed (Chain 1)	25 10 1956	Isaac Rosenthal - estate	Kenneth L. DUNCAN
352659	Deed (Chain 2)	25 10 1956	Isaac Rosenthal - estate	Robert A. MARTIN & Jessie D. MARTIN
602573	Deed	01 12 1971	Robert A. Martin & Jessie D. Martin	Antonio RIZZATI & Antoinetta RIZZATI
606737	Deed	29 02 1972	Kenneth L. Duncan	Carmine PUGLIESE
631918	Deed	01 06 1973	Carmine Pugliese	Maria A. CALARES
CR659008	Deed (Chain 1)	27 08 1974	Maria A. Calares	Angela AVERSA & Antonio AVERSA
704338	Deed	18 02 1977	Antonio & Antoinetta Rizzati	Ellen VOLDER-BRITNELL

Cont'd on page 4

CHAIN OF TITLE REPORT

Project #: 220214
Address: 370 Cambridge Street N., Ottawa
Legal lot 15, Plan 33
Description: _____

Searched at: Ottawa
LRO #: 4

PIN #: 04105-0130(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
NS92535	Deed (Chain 2)	31 07 1980	Ellen Volder-Britnell	Angela AVERSA & Antonio AVERSA
OC2214183	Deed (Present Owner)	05 05 2020	Angela Aversa & Antonio Aversa	2250276 Ontario Inc.

PROPERTY DESCRIPTION: LT 15, PL 33 , (S OF STONE BOUNDARY) W CAMBRIDGE ST N ; OTTAWA/NEPEAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK 60

PIN CREATION DATE:
1996/06/24

OWNERS' NAMES
2250276 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/06/24**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/06/21 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1996/06/24 **</p>						
CR647012	1974/01/25	NOTICE		*** COMPLETELY DELETED ***		
REMARKS: CONDITIONAL SALE CONTRACT						
CR659008	1974/08/29	TRANSFER		*** COMPLETELY DELETED ***	AVERSA, ANTONIO AVERSA, ANGELA	
NS92535	1980/07/31	TRANSFER		*** COMPLETELY DELETED ***	AVERSA, ANTONIO AVERSA, ANGELA	
OC2211222	2020/04/27	DISCHARGE INTEREST		*** COMPLETELY DELETED *** ENBRIDGE GAS INC.		
REMARKS: CR647012.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #4

04105-0130 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC2214183	2020/05/05	TRANSFER	\$1,200,000	AVERSA, ANGELA AVERSA, ANTONIO	2250276 ONTARIO INC.	C
OC2214184	2020/05/05	CHARGE	\$900,000	2250276 ONTARIO INC.	THE TORONTO-DOMINION BANK	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PRINTED ON 08 MAR, 2022 AT 16:39:07
FOR BERTUCCI

SCALE



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

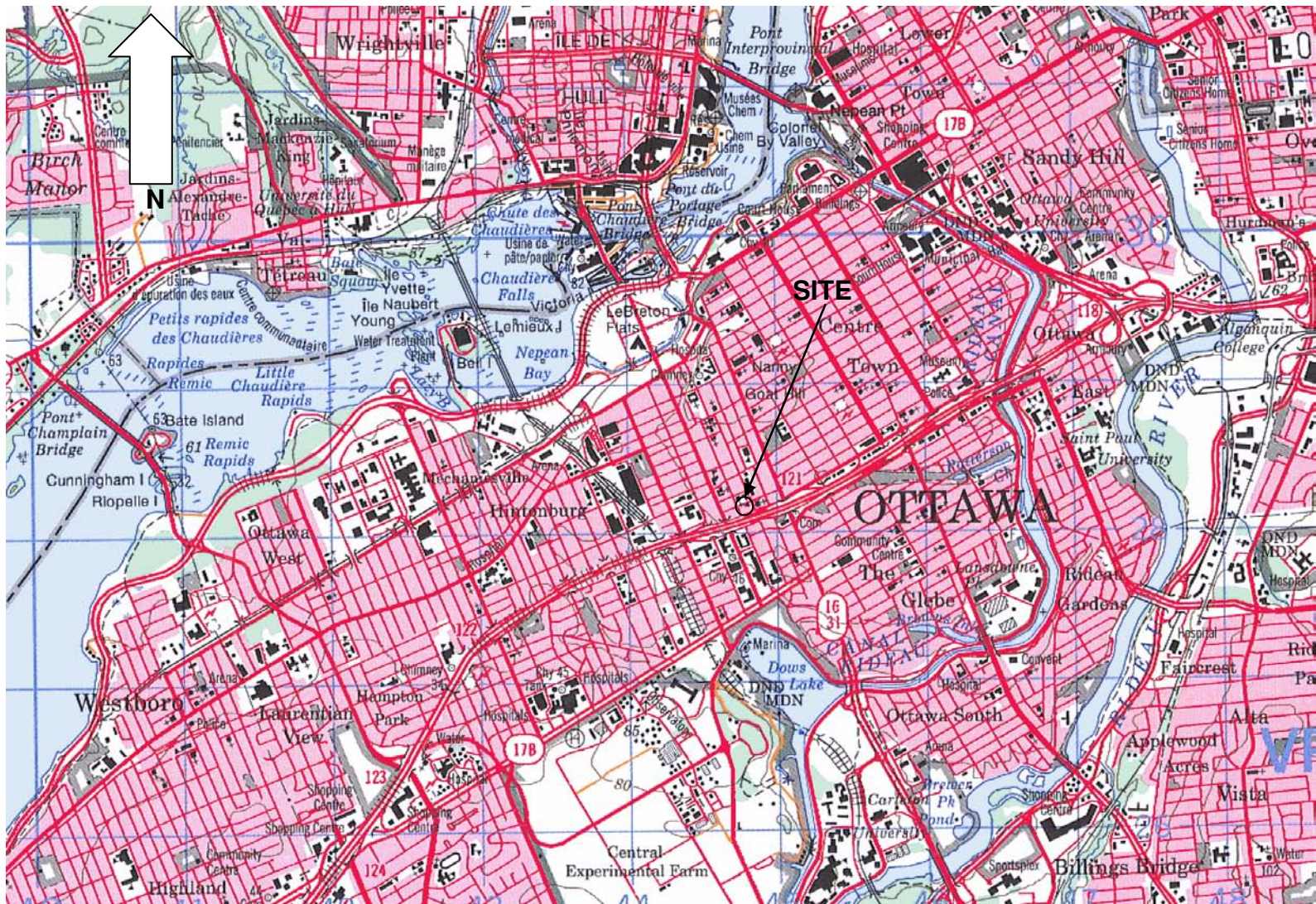
REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





ATTACHMENT B

TOPOGRAPHIC MAP





ATTACHMENT C
AIR PHOTOGRAPHS

AIR PHOTOGRAPH



1928

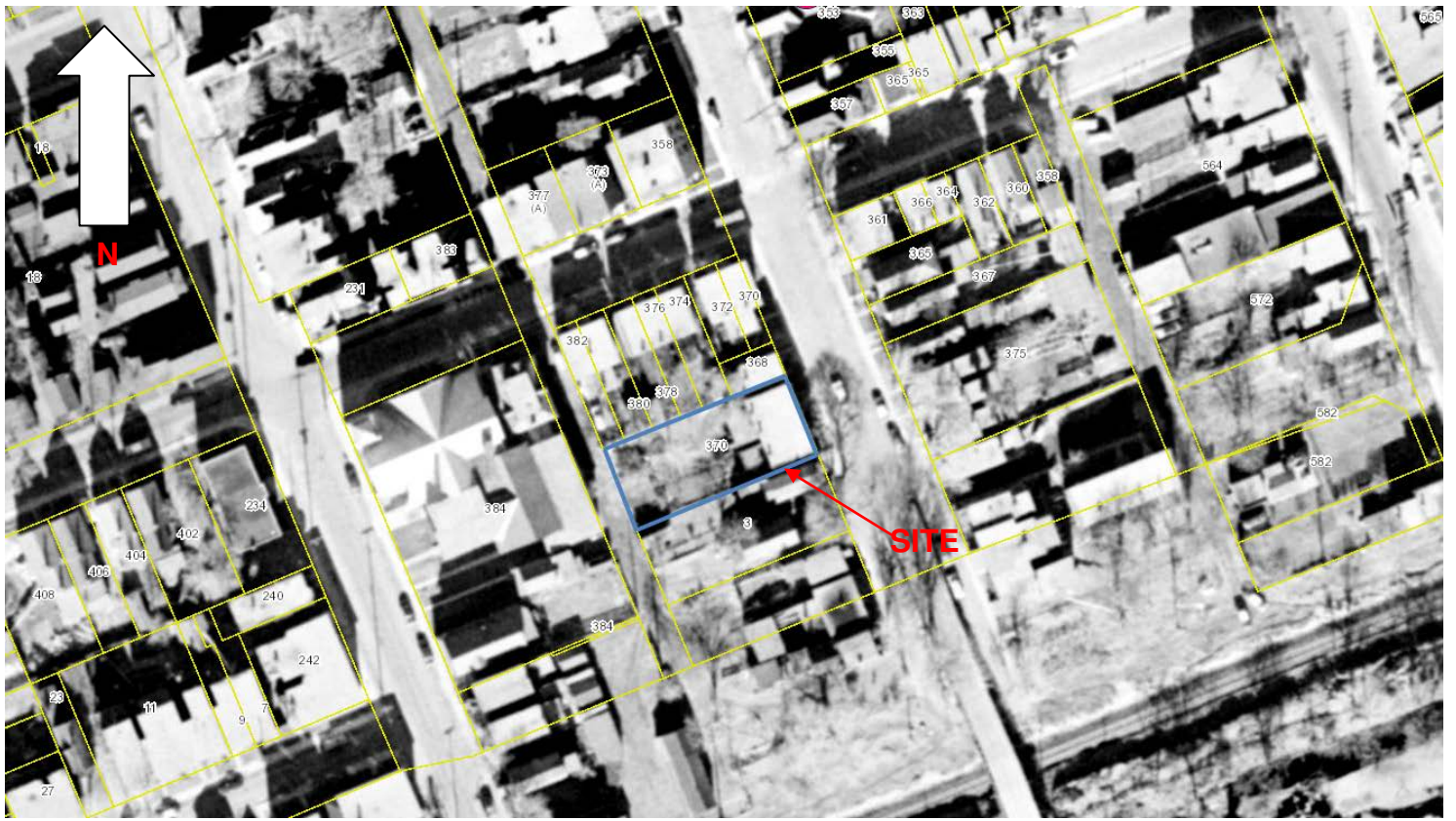


Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



1958



Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



1965



Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



1976



Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



1991

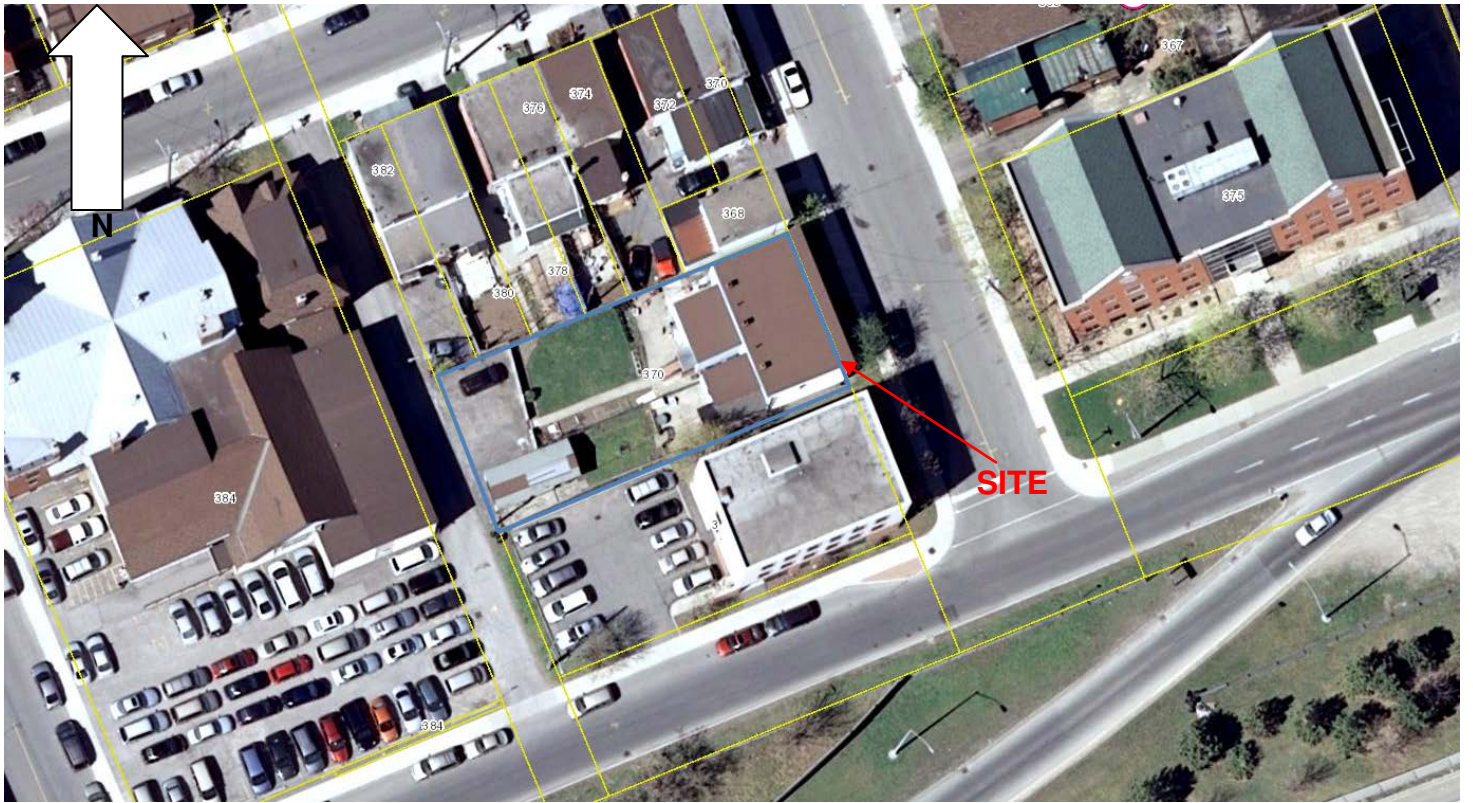


Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



2007



Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



2015



Kollaard Associates
Engineers

Project No. 220214

Date March 2022

AIR PHOTOGRAPH



2019



Kollaard Associates
Engineers

Project No. 220214

Date March 2022



ATTACHMENT D

CITY OF OTTAWA CORRESPONDENCE



Kollaard Associates

Engineers

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

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

March 7, 2022

220214

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

Attention: To whom it may concern

Re: ENVIRONMENTAL SEARCH REQUEST
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA, ONTARIO

Dear Sir/Madam:

Kollaard Associates Inc. was retained by 2250276 Ontario Inc. to carry out a Phase I ESA for the above noted site. Kollaard Associates Inc. hereby requests that the City of Ottawa conduct a search of all environmental databases, including the Historical Land Use Inventory ("HLUI"). Kollaard Associates Inc. is interested in any information pertaining to the environmental condition of the property and adjoining areas including, but not limited to past environmental reports, orders, violations of environmental statutes, regulations or by-laws, certificates, approvals, permits and any other environmental information.

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

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

Sincerely,
KOLLAARD ASSOCIATES, INC.

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



Professional Engineers
Ontario

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



Kollaard Associates

Engineers

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

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

March 7, 2022

220214

2250276 Ontario Inc.
7 Charnwood Court
Nepean, ON
K2E 7C9

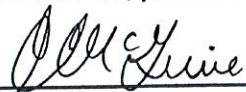
Re: Consent to Disclose Information
370 Cambridge Street North
City of Ottawa, Ontario

Dear Sir/Madam,

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

We are requesting consent from you, the owner of 370 Cambridge Street North for the City of Ottawa to disclose information for the purpose of the Phase I Environmental Site Assessment. This will authorize the City of Ottawa to release any relevant information about the property to the requester.

To provide consent, please sign and date the following.



Owner/Representative Signature
(2250276 Ontario Inc.)

March 8, 2022
Date

Cindy Cabral McGuire

Owner/Representative Name (Please Print)
(2250276 Ontario Inc.)

Thank you for your assistance regarding this matter.

Sincerely,
KOLLAARD ASSOCIATES, INC.

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



Professional Engineers
Ontario

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

Office Use Only

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



Historic Land Use Inventory

Application Form

Notice of Public Record

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

Municipal Freedom of Information and Protection Act

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

Background Information

*Site Address or Location:

370 Cambridge Street North, Ottawa, Ontario

* Mandatory Field

Applicant/Agent Information:

Name:

KOLLAARD ASSOCIATES INC. (Dean Tataryn)

Mailing Address:

210 Prescott Street, Kemptville, Ontario

Telephone:

6138600923

Email Address:

dean@kollaard.ca

Registered Property Owner Information:

Same as above

Name:

2250276 Ontario Inc.

Mailing Address:

7 Charnwood Court, Nepean, Ontario

Telephone:

613-291-4119

Email Address:

dinis.cabral@rogers.com

Site Details

Legal Description and PIN:

Part 1, Plan 33, Lot 15

What is the land currently used for?

Residential

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

OR Lot area: (irregular lot) m²

Does the site have Full Municipal Services: Yes No

Required Fees

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

Planning Fee

\$128.00

Submittal Requirements

The following are required to be submitted with this application:

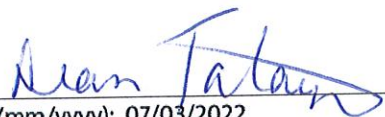
- 1. Consent to Disclose Information:** Consultants and other third parties may make requests for information on behalf of an individual or corporation. However, if the requester is not the owner of the property, **the requester must provide the City of Ottawa with a 'consent to disclose information'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

Disclaimer
For use with HLUI Database

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

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

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

Signed: 

Dated (dd/mm/yyyy): 07/03/2022

Per: Dean Tataryn
(Please print name)

Title: Environmental Professional

Company: Kollaard Associates Inc.

City of Ottawa

Property Information

Source: https://maps.ottawa.ca/geoOttawa

Date/Time Generated: 2022-02-22, 2:01:03 p.m.

Property Parcel:

Calculated Parcel Area^[1]: 627.38 m² (6753.06 ft²) (0.06 ha)

Main Address:

370 CAMBRIDGE ST N

Solid Waste Collection:

Waste Contractor: City

Zone: 3

Pickup Day/Calendar: THURSDAY/A

Ward Information

Number: 14

Ward Name: Somerset

Councillor Name: Catherine McKenney

Property aerial photo



Additional Address(es):

372 CAMBRIDGE ST N

374 CAMBRIDGE ST N

^[1]The property parcel area value shown is based on the parcel selected to generate the report.



File Number: D06-03-22-0055

March 25, 2022

Dean Tataryn
Kollaard Associates Inc.

Sent via email [dean@kollaard.ca]

Dear Dean,

**Re: Information Request
370 Cambridge Road North, 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:

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

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 key 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

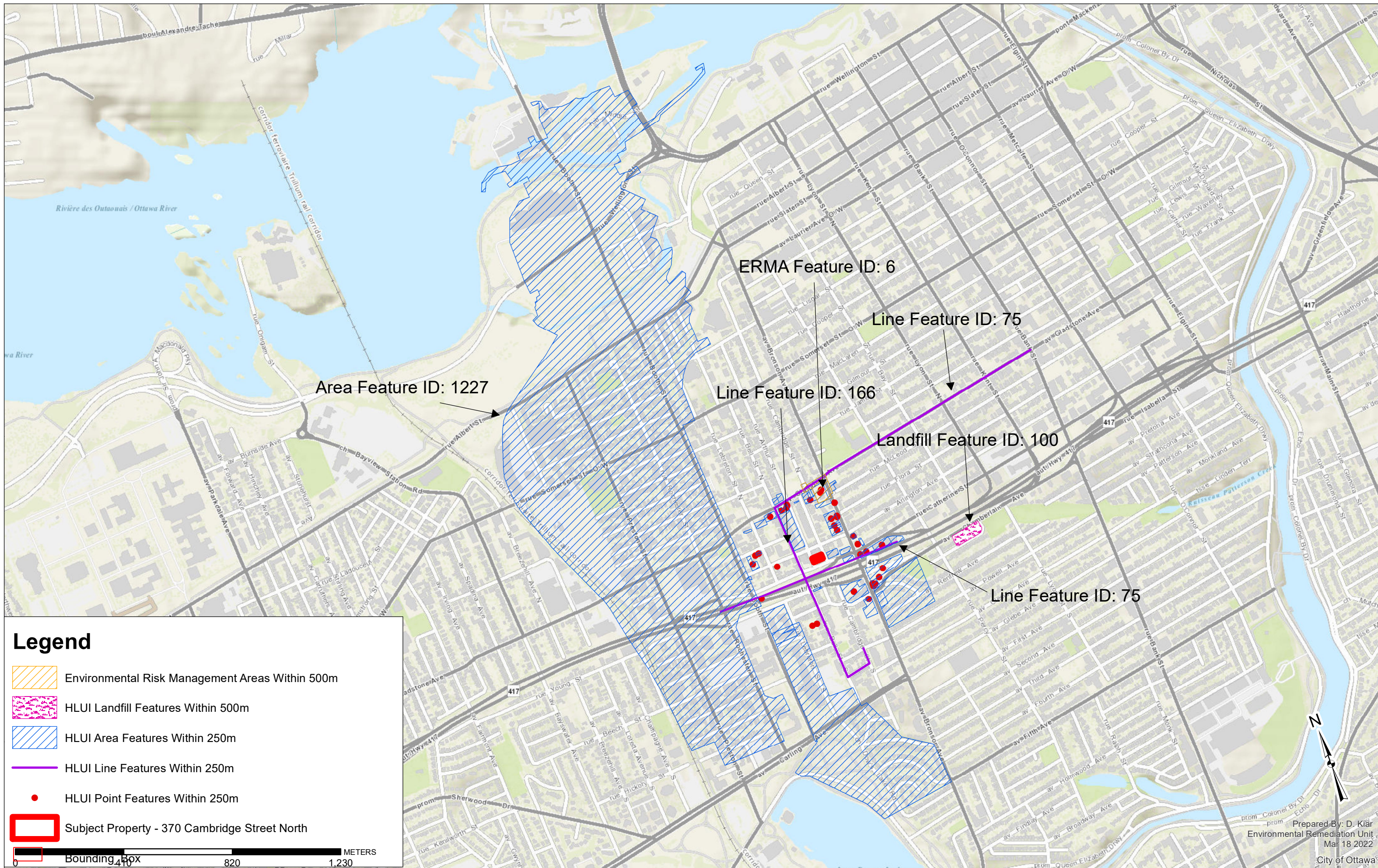
MB / AM

Enclosures: (2)







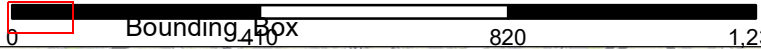
1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-22-0055

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Legend

-  Environmental Risk Management Areas Within 500m
-  HLUI Landfill Features Within 500m
-  HLUI Area Features Within 250m
-  HLUI Line Features Within 250m
-  HLUI Point Features Within 250m
-  Subject Property - 370 Cambridge Street North
-  **METERS**
0 410 820 1,230



ATTACHMENT E

ECOLOG ERIS SERVICES



DATABASE REPORT

Project Property: 220214
370 Cambridge Street North
Ottawa ON K1R 7B7

Project No: 220214

Report Type: Standard Report

Order No: 22030100386

Requested by: Kollaard Associates Inc.

Date Completed: March 4, 2022

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	28
Map.....	54
Aerial.....	55
Topographic Map.....	56
Detail Report.....	57
Unplottable Summary.....	202
Unplottable Report.....	204
Appendix: Database Descriptions.....	217
Definitions.....	226

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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

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

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

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

Executive Summary

Property Information:

Project Property: 220214
370 Cambridge Street North Ottawa ON K1R 7B7

Project No: 220214

Coordinates:

Latitude: 45.4052072
Longitude: -75.7039066
UTM Northing: 5,028,206.35
UTM Easting: 444,913.84
UTM Zone: 18T

Elevation: 249 FT
75.88 M

Order Information:

Order No: 22030100386
Date Requested: March 1, 2022
Requested by: Kollaard Associates Inc.
Report Type: Standard Report

Historical/Products:

Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	33	33
CA	<i>Certificates of Approval</i>	Y	0	6	6
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	2	2
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	5	5
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	2	2
EBR	<i>Environmental Registry</i>	Y	0	2	2
ECA	<i>Environmental Compliance Approval</i>	Y	0	9	9
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	64	64
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	7	7
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	6	6
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	55	55
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	2	2
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	3	3
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	6	6
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	3	3
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	3	3
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	1	1
RSC	<i>Record of Site Condition</i>	Y	0	1	1
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	1	1
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	7	7
SPL	<i>Ontario Spills</i>	Y	0	18	18
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	20	20
Total:			0	257	257

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>1</u>	EHS		3 Raymond St Ottawa ON K1R 1A3	S/23.6	0.01	<u>57</u>
<u>2</u>	SCT	Comtest Communications Products Ltd.	1 Raymond St Ottawa ON K1R 1A2	ENE/30.8	0.99	<u>57</u>
<u>2</u>	SCT	Comtest Communications Prods	1 Raymond St Suite 100 Ottawa ON K1R 1A2	ENE/30.8	0.99	<u>57</u>
<u>2</u>	SCT	Comtest	1 Raymond St Ottawa ON K1R 1A2	ENE/30.8	0.99	<u>58</u>
<u>2</u>	GEN	Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	ENE/30.8	0.99	<u>58</u>
<u>2</u>	GEN	Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	ENE/30.8	0.99	<u>58</u>
<u>2</u>	GEN	Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	ENE/30.8	0.99	<u>58</u>
<u>3</u>	BORE		ON	SE/36.0	0.00	<u>59</u>
<u>4</u>	GEN	GRIFFIN'S HEAD ANTIQUE RESTORATION	367 CAMBRIDGE STREET N. OTTAWA ON K1R 7B6	ENE/54.6	0.99	<u>59</u>
<u>4</u>	GEN	GRIFFIN'S HEAD ANTIQUE RESTORATION	367 CAMBRIDGE STREET NORTH OTTAWA ON K1R 7B6	ENE/54.6	0.99	<u>59</u>
<u>4</u>	GEN	PROTOCOL FLORAL EXPRESSION INC	367 CAMBRIDGE STR OTTAWA ON	ENE/54.6	0.99	<u>60</u>
<u>5</u>	BORE		ON	SE/54.6	0.85	<u>60</u>

<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>
6	BORE		ON	SW/54.8	-0.15	61
7	EHS		384 Arlington Ave Ottawa ON K1R 6Z5	W/55.9	-1.00	62
7	EHS		384 Arlington Ave Ottawa ON K1R 6Z5	W/55.9	-1.00	62
8	GEN	Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	E/60.4	1.00	62
9	SPL		387 Arlington Ave Ottawa ON	WNW/68.0	-0.86	62
9	INC		387 ARLINGTON AVE, OTTAWA ON	WNW/68.0	-0.86	63
9	GEN	Reitano Concrete 2008 Ltd	387 Arlington Ave Ottawa ON K1R 6Z4	WNW/68.0	-0.86	63
10	BORE		ON	E/71.1	1.00	64
11	SPL		383 Arlington Avenue Ottawa ON	WNW/73.1	-0.86	64
12	BORE		ON	SSW/76.0	0.03	65
13	BORE		ON	SW/79.4	-1.00	66
14	BORE		ON	SSE/83.4	0.00	66
15	PINC	PIPELINE HIT 0.5"	361 ARLINGTON AVE.,,OTTAWA,ON,K1R 6Z2,CA ON	NE/85.7	1.00	67

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
16	BORE		ON	SE/86.3	1.03	68
17	EHS		242, 244, 246, 248 Bell Street North Ottawa ON	WSW/92.6	-0.98	68
18	SPL	Blue Wave Energy Limited Partnership	345 Cambridge St N Ottawa ON K1R 7B3	NNE/95.4	1.00	69
19	HINC		345 CAMBRIDGE STREET NORTH OTTAWA ON	NNE/95.4	1.00	69
20	BORE		ON	SSE/98.5	0.31	69
21	SPL	Harvey's Restaurant<UNOFFICIAL>	564 Bronson Ave Ottawa ON	ENE/99.1	1.00	70
22	WWIS		HWY 417 E.B BEFORE BRONSON OFF RAMP Ottawa ON Well ID: 7347102	SSW/99.8	-0.69	71
23	GEN	CLV GROUP	219 BELL STREET NORTH OTTAWA ON	WNW/100.5	-0.80	72
23	GEN	CLV GROUP	219 BELL STREET NORTH OTTAWA ON K1R 7EL	WNW/100.5	-0.80	72
24	BORE		ON	E/103.3	1.00	73
25	WWIS		HWY 417 W.B.L. Ottawa ON Well ID: 7348928	ESE/103.8	1.00	73
26	BORE		ON	SSW/105.3	-0.69	76
27	BORE		ON	ESE/110.8	1.00	76

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
28	BORE		ON	ESE/113.8	1.00	77
29	WWIS		544 BRONSON AVE Ottawa ON <i>Well ID: 7205166</i>	NE/114.1	1.00	78
30	BORE		ON	S/115.4	0.03	81
31	BORE		ON	SSW/115.5	-1.00	82
32	BORE		ON	SW/115.5	-1.00	83
33	SPL	OTTAWA HYDRO	582 BRONSON AVE. TRANSFORMER OTTAWA CITY ON	E/116.7	1.00	84
33	GEN	OTTAWA HYDRO (PCB)	582 BRONSON AVENUE C/O 3025 ALBION RD. OTTAWA ON K1G 3S4	E/116.7	1.00	84
34	BORE		ON	SSE/116.8	0.31	85
35	EHS		544 Bronson Avenue Ottawa ON	NE/122.1	1.00	85
36	CA	561040 ONTARIO LTD.-LOTS 3/4	RAYMOND ST./BRONSON AVE. OTTAWA CITY ON	E/128.9	1.00	86
36	SPL	OC Transpo<UNOFFICIAL>	Catherine St & Bronson St. Ottawa ON	E/128.9	1.00	86
37	EHS		324 Cambridge Street North Ottawa ON K1R 7B5	NNW/130.6	-0.03	86
37	GEN	LANCASTER APARTMENTS	324 CAMBRIDGE STREET NORTH OTTAWA ON	NNW/130.6	-0.03	87

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
37	EHS		324 Cambridge St N Ottawa ON K1R7B5	NNW/130.6	-0.03	87
37	EHS		324 Cambridge St N Ottawa ON K1R7B5	NNW/130.6	-0.03	87
37	EHS		324 Cambridge St N Ottawa ON K1R7B5	NNW/130.6	-0.03	87
37	EHS		324 Cambridge Street North Ottawa ON K1R 7B5	NNW/130.6	-0.03	87
37	EHS		324 Cambridge Street North Ottawa ON K1R 7B5	NNW/130.6	-0.03	88
37	EHS		324 Cambridge Street North Ottawa ON K1R 7B5	NNW/130.6	-0.03	88
37	EHS		324 Cambridge Street North Ottawa ON K1R 7B5	NNW/130.6	-0.03	88
38	EHS		269 Bell Street South Ottawa ON K1S 4J7	S/133.0	-0.33	88
38	EHS		269 Bell Street South Ottawa ON K1S 4J7	S/133.0	-0.33	88
39	SPL		Bronson Ave. and Raymond St. Ottawa ON	E/134.7	1.00	89
40	WWIS		269 BELL STREET SOUTH ON <i>Well ID:</i> 7338589	SSW/135.4	-1.06	89
40	WWIS		Bell St. South Ottawa ON <i>Well ID:</i> 7347095	SSW/135.4	-1.06	92
41	BORE		ON	SE/137.6	1.00	93

<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>
42	BORE		ON	ENE/139.3	0.92	94
43	BORE		ON	ESE/139.4	1.00	95
44	BORE		ON	SSW/140.3	-1.00	96
45	SPL	PRIVATE RESIDENCE	273 BELL STREET SOUTH STORAGE TANK/BARREL OTTAWA CITY ON K1S 4J7	S/142.3	-0.33	97
46	EHS		327 Cambridge St N Ottawa On Ottawa ON	N/142.8	1.00	98
47	BORE		ON	SE/143.2	1.03	98
48	BORE		ON	E/145.1	1.00	99
49	SPL		535 Bronson Ave Ottawa ON	NE/147.7	1.31	100
50	SCT	THE CANADA CHINA NEWS	520 Bronson Ave Floor 1 Ottawa ON K1R 7Y9	NNE/148.1	1.46	100
50	SCT	The Canada China News Inc.	520 Bronson Ave Floor 1 Ottawa ON K1R 7Y9	NNE/148.1	1.46	100
50	SCT	New Epoch Translations & Graphics Inc.	520 Bronson Ave Floor 1 Ottawa ON K1R 7Y9	NNE/148.1	1.46	101
51	EHS		279 Bell St S Ottawa ON K1S4J7	S/156.1	0.00	101
52	WWIS		ON	ENE/156.4	2.00	101

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 1507940			
53	EHS		18 Louisa Street Ottawa ON K1R 6Y6	W/157.1	-2.03	103
53	EHS		18 Louisa Street Ottawa ON K1R 6Y6	W/157.1	-2.03	103
54	GEN	Gladstone Sports & Health Centre	18 Louisa St. Ottawa ON	W/157.7	-2.03	103
54	GEN	Gladstone Sports & Health Centre	18 Louisa St. Ottawa ON	W/157.7	-2.03	104
54	EHS		18 Louisa Street Ottawa Ontario Ottawa ON K1R 6Y6	W/157.7	-2.03	104
55	EHS		201-219 Bell Street Ottawa ON	NW/157.9	-0.69	104
55	EHS		219 Bell St N Ottawa ON	NW/157.9	-0.69	104
56	BORE		ON	E/159.8	0.97	105
57	BORE		ON	ESE/161.2	1.00	105
58	EASR	Interrent no.1 Limited Partnership	200 BELL ST N OTTAWA ON K1R 7E5	WNW/161.6	-1.00	106
59	BORE		ON	ESE/163.9	1.14	107
60	SPL	RESIDENTIAL LANDOWNER	422 CAMBRIDGE ST SOUTH OTTAWA CITY ON	SSE/164.4	1.04	108
61	SPL	Lebrun Building Centre<UNOFFICIAL>	569 Bronson Avenue<UNOFFICIAL> Ottawa ON K1R 6K2	ENE/164.9	0.92	108

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
62	GEN	MODERN CLEANING SERV OTTAWA LTD	571 BRONSON AVE OTTAWA ON K1R 6K2	ENE/167.6	1.85	109
62	GEN	MODERN CLEANING SERV OTTAWA LTD 27-023	571 BRONSON AVE OTTAWA ON K1R 6K2	ENE/167.6	1.85	109
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 BRONSON AVE OTTAWA ON K1R 6K2	ENE/167.6	1.85	109
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE/167.6	1.85	109
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE/167.6	1.85	110
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE/167.6	1.85	110
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE/167.6	1.85	110
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE/167.6	1.85	111
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON	ENE/167.6	1.85	111
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE/167.6	1.85	111
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE/167.6	1.85	112
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE/167.6	1.85	112
62	GEN	MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE/167.6	1.85	112

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
62	CDRY	Modern Dry Cleaners - Ottawa	571 Bronson Ave Ottawa ON K1R6K2	ENE/167.6	1.85	112
62	CDRY	Modern Dry Cleaners	571 Bronson Ave Ottawa ON K1R6K2	ENE/167.6	1.85	113
62	GEN	Browns Cleaners Ltd.	571 BRONSON AVE. OTTAWA ON K1R6K2	ENE/167.6	1.85	113
62	GEN	Browns Cleaners Ltd.	571 BRONSON AVE. OTTAWA ON K1R6K2	ENE/167.6	1.85	114
63	GEN	CLV GROUP	207 BELL STREET NORTH OTTAWA ON K1R 7E1	NW/170.6	-0.69	114
63	ECA	InterRent International Properties Inc.	207 Bell St N 201 to 209 Bell St N 211 Bell St N 219 Bell St N 221 Bell St N Ottawa ON K2P 1Z2	NW/170.6	-0.69	114
63	EHS		207 Bell Street North Ottawa ON K1R 7E1	NW/170.6	-0.69	115
63	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	115
64	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	115
64	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	115
64	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	115
64	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	116
64	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	116

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
64	EHS		207 Bell Street North Ottawa ON	NW/170.6	-0.69	116
65	CA	John Howard Society of Ottawa	308 and 310 Cambridge Street North Ottawa ON	NNW/173.2	-0.12	116
66	GEN	CLV GROUP	201 BELL STREET NORTH OTTAWA ON K1R 7E1	NW/175.7	-0.69	117
67	BORE		ON	E/176.6	0.96	117
68	GEN	CORPORATE FOODS LIMITED	458 CATHERINE STREET OTTAWA ON K1R 5T8	E/178.9	2.06	118
68	GEN	CORPORATE FOODS LIMITED 11-153	458 CATHERINE STREET OTTAWA ON K1R 5T8	E/178.9	2.06	118
68	GEN	Securemax Self Storage Inc.	458 Catherine St. Ottawa ON K1R 5T8	E/178.9	2.06	118
68	GEN	Securemax Self Storage Inc.	458 Catherine St. Ottawa ON K1R 5T8	E/178.9	2.06	118
69	ECA	John Howard Society of Ottawa	308 and 310 Cambridge Street North Ottawa ON K1N 5L5	NNW/180.0	0.69	119
69	ECA	John Howard Society of Ottawa	306, 308, and 310 Cambridge Street North Ottawa ON K1N 5L5	NNW/180.0	0.69	119
70	ECA	The Roman Catholic Episcopal Corporation of Ottawa	201 Lebreton St N Ottawa ON	W/184.3	-1.92	119
71	BORE		ON	E/186.0	1.69	120
72	CA	John Howard Society of Ottawa	306, 308, and 310 Cambridge Street North Ottawa ON	NNW/189.4	0.69	121

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
73	WWIS		492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID: 7226545</i>	N/190.0	1.00	121
74	NPCB	CANADA POST	10 ORANGEVILLE ST OTTAWA ON	SSW/193.8	-1.97	124
75	SPL	Enbridge Gas Distribution Inc.	471 Catherine St. Ottawa ON K1R 5T7	ENE/195.4	2.01	124
75	PINC	DYNAMIC HOME RENOVATIONS INC.	471 CATHERINE ST.,OTTAWA,ON,K1R 5T7,CA ON	ENE/195.4	2.01	125
76	CA	Temprano Enterprises Inc.	170, 172, 174, 176, 178, 180 Plymouth Street Ottawa ON	S/196.4	0.31	125
76	ECA	Temprano Enterprises Inc.	170 Plymouth St 170 172 174 176 178 180 Ottawa ON K1V 1H1	S/196.4	0.31	126
77	CA	R.M. OF OTTAWA-CARLETON	BELL ST./PLYMOUTH ST. OTTAWA CITY ON	S/196.9	-0.31	126
78	WWIS		4921496 BRONSON AVE. OTTAWA ON <i>Well ID: 7226543</i>	N/198.8	2.08	126
79	WWIS		492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID: 7226544</i>	NNE/200.9	1.99	129
80	BORE		ON	E/204.2	2.00	133
81	WWIS		492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID: 7226546</i>	N/204.7	1.25	134
82	EHS		23 Louisa St Ottawa ON	WNW/207.3	-2.04	136
83	SCT	BUSINESS CARDS PLUS	221 PLYMOUTH ST OTTAWA ON K1S 3E4	SSW/208.4	-1.97	137

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
84	WWIS		492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID: 7226547</i>	N/211.5	2.08	137
85	EHS		492 Bronson Ave Ottawa ON K1R6J9	NNE/212.4	1.99	140
86	GEN	CANADIAN RED CROSS	BLOOD TRANSFUSION CTR 85 PLYMOUTH ST OTTAWA ON K1S 3E2	ESE/212.4	1.99	140
86	GEN	CANADIAN RED CROSS 08-060	BLOOD TRANSFUSION CTR 85 PLYMOUTH ST OTTAWA ON K1S 3E2	ESE/212.4	1.99	140
86	GEN	CANADIAN BLOOD SERVICES	OTTAWA CENTRE 85 PLYMOUTH STREET OTTAWA ON K1S 3E2	ESE/212.4	1.99	141
86	EHS		85 Plymouth Street OTTAWA ON K1S 3E2	ESE/212.4	1.99	141
87	BORE		ON	E/213.5	2.00	141
88	WWIS		492 BRONSON AVE. OTTAWA ON <i>Well ID: 7226541</i>	N/214.6	2.08	142
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	144
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	144
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	144
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	145
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	145

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	145
89	EHS		501 Bronson Avenue Ottawa ON K1R 6J8	NNE/214.8	2.00	145
90	PINC		501 Bronson Avenue, Ottawa ON	NNE/214.8	2.00	146
91	EHS		297 Cambridge Street Ottawa ON K1R 7B3	NNW/215.4	1.07	146
92	EBR	Angelo Lorelli	297 Cambridge Street North Ottawa K1R 7B3 CITY OF OTTAWA ON	NNW/215.4	1.07	146
92	EBR	Angelo Lorelli Michele Lorelli	297 Cambridge Street North Ottawa K1R 7B3 CITY OF OTTAWA ON	NNW/215.4	1.07	147
92	ECA	Angelo Lorelli and Michele Lorelli	297 Cambridge St N Ottawa ON	NNW/215.4	1.07	147
93	EHS		220 Lebreton St N Ottawa ON	W/216.6	-3.04	147
93	ECA	220 Lebreton Holding Limited	220 Lebreton St Ottawa ON K1Y 2G2	W/216.6	-3.04	148
93	EHS		220 Lebreton Street North Ottawa ON K1R 7J1	W/216.6	-3.04	148
94	WWIS		470 Bronson Avenue Ottawa ON Well ID: 7331223	N/216.7	1.25	148
95	BORE		ON	E/216.7	2.00	151
96	EHS		303 Bell St S Ottawa ON K1S4J9	SSE/219.9	1.14	152

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
97	EASR	SCOTTY'S AUTO BODY LIMITED	758 GLADSTONE AVE OTTAWA ON K1R 6X5	NW/220.1	0.00	152
98	EHS		163 Bell Street North Ottawa ON K1R 7E1	NW/220.2	0.00	153
98	EHS		163 Bell Street North Ottawa ON K1R 7E1	NW/220.2	0.00	153
99	GEN	CLV GROUP	341 FLORA STREET OTTAWA ON	NE/220.9	2.00	153
100	GEN	CHAIN REACTION BIKE SHOP	750 GLADSTONE AVENUE, SUITE A OTTAWA ON K1R 6X5	NW/221.3	1.15	153
100	INC		750 GLADSTONE AVENUE, OTTAWA ON	NW/221.3	1.15	154
101	WWIS		ON Well ID: 7226539	NNE/221.5	1.99	154
102	GEN	Ottawa-Carleton District School Board	Bronson Maintenance Shops 605 Bronson Avenue Ottawa ON K1S 4E5	ESE/222.1	2.00	155
102	GEN	Ontario Ministry of Transportation	605 Bronson Ave. Ottawa ON K1S 4E5	ESE/222.1	2.00	155
103	PRT	TUAN NGUYEN O/A PETRO CANADA	470 BRONSON AV OTTAWA ON K1R 6J9	N/222.2	2.08	156
103	RST	PETRO CANADA	470 BRONSON AVE OTTAWA ON K1R6J9	N/222.2	2.08	156
103	FSTH	1460932 ONTARIO LTD C/O RADEK SZYBOWSKI	470 BRONSON AV OTTAWA ON K1R 6J9	N/222.2	2.08	156
103	FSTH	1460932 ONTARIO LTD C/O RADEK SZYBOWSKI	470 BRONSON AV OTTAWA ON K1R 6J9	N/222.2	2.08	157

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
103	CA	Petro-Canada	470 Bronson Avenue Ottawa ON K1R 6J9	N/222.2	2.08	158
103	DTNK	ENBRIDGE CONSUMERS GAS ATTN: MICHAEL TREMAYNE; MGR NGV	470 BRONSON AVE OTTAWA ON	N/222.2	2.08	158
103	DTNK	6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N/222.2	2.08	159
103	DTNK	6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N/222.2	2.08	159
103	DTNK	6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N/222.2	2.08	160
103	DTNK	6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N/222.2	2.08	160
103	ECA	Petro-Canada	470 Bronson Avenue Ottawa ON L6L 6N5	N/222.2	2.08	161
103	GEN	Suncor Energy Products Partnership Parsons	470 Bronson Ave Ottawa ON K1R 6J9	N/222.2	2.08	161
104	GEN	Quickie Convenience	163 Bell Street N Ottawa ON K1R 7E1	NW/222.8	0.00	162
105	EHS		341 Flora St Ottawa ON K1R 5S2	NE/226.0	2.00	162
105	EHS		341 Flora street ottawa ON K1R 5S2	NE/226.0	2.00	162
105	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	162
106	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	162

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
106	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	163
106	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	163
106	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	163
106	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	163
106	EHS		341 Flora Street Ottawa ON K1R 5S2	NE/226.0	2.00	164
107	SPL	PETRO-CANADA	PETRO CANADA SERVICE STN. 470 BRONSON AVE. SERVICE STATION OTTAWA CITY ON K1R 6J9	N/226.4	2.00	164
107	SPL	PRIVATE OWNER	470 BRONSON AVE. MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON K1R 6J9	N/226.4	2.00	164
107	SPL	Enbridge Gas Distribution Inc.	470 Bronson Avenue Ottawa ON K1R 6J9	N/226.4	2.00	165
108	WWIS		470 Bronson Avenue Ottawa ON Well ID: 7331224	N/226.9	2.04	165
109	EHS		740, 742, 746 Gladstone Avenue and 293 Cambridge Street Ottawa ON	NNW/227.0	1.03	168
110	ECA	Zhaokun Wang	501 Bronson Ave Ottawa ON K2J 0N3	NNE/227.1	2.00	169
111	RSC	ZHAOKUN WANG	501 BRONSON AVENUE, OTTAWA, ON K2J 0N3 Ottawa ON	NNE/228.7	2.00	169

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
112	NPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	170
112	OPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	170
112	OPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	171
112	OPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	171
112	OPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	171
112	OPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	171
112	OPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	172
112	NPCB	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E/229.1	2.00	172
112	REC	OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON A9A 9A9	E/229.1	2.00	172
113	BORE		ON	E/229.2	2.00	173
114	EHS		181 Lebreton St N Ottawa ON K1R7H7	WNW/231.2	-2.00	173
115	EHS		296 Cambridge St N Ottawa ON K1R0B4	NNW/231.3	1.03	173
116	SPL	PRIVATE RESIDENCE	235 PLYMOUTH ST. FURNACE OIL TANK OTTAWA CITY ON K1S 3E4	SSW/232.1	-2.80	174

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
117	EHS		774 Gladstone Ave Ottawa ON K1R	WNW/232.5	-1.00	174
117	EHS		774 Gladstone Ave Ottawa ON K1R	WNW/232.5	-1.00	174
118	WWIS		492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID: 7226548</i>	N/235.1	2.00	175
119	SPL		275 CHAMBERLAND AVE. \ OTTAWA CITY ON	E/235.7	2.00	178
119	PRT	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATIO	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E/235.7	2.00	178
119	PRT	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATIO	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E/235.7	2.00	178
119	GEN	OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN AVENUE (SCHOOL MAINTENANCE BUILDING) OTTAWA ON K1S 5E6	E/235.7	2.00	178
119	GEN	OTTAWA BOARD OF EDUCATION	SCHOOL MAINTENANCE BUILDING 275 CHAMBERLAIN AVENUE OTTAWA ON K1S 5E6	E/235.7	2.00	179
119	GEN	OTTAWA BOARD OF EDUCATION 29-092	275 CHAMBERLAIN AVENUE (SCHOOL MAINTENANCE BUILDING) OTTAWA ON K1S 5E6	E/235.7	2.00	179
119	GEN	OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SCHOOL MAINTENANCE BUILDING 275 CHAMBERLAIN AVENUE OTTAWA ON K1S 5E6	E/235.7	2.00	180
119	FSTH	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E/235.7	2.00	181
119	FSTH	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E/235.7	2.00	181
119	EHS		275 Chamberlain Avenue Ottawa ON K1S 5E6	E/235.7	2.00	181

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
119	GEN	Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON	E/235.7	2.00	181
119	FSTH	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E/235.7	2.00	182
119	FSTH	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E/235.7	2.00	182
119	GEN	Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E/235.7	2.00	183
119	GEN	Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E/235.7	2.00	183
119	GEN	Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E/235.7	2.00	184
119	GEN	Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E/235.7	2.00	184
119	FST	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA K1S 5E6 ON CA ON	E/235.7	2.00	185
119	FST	OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA K1S 5E6 ON CA ON	E/235.7	2.00	185
119	GEN	Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E/235.7	2.00	186
120	EHS		714 Gladstone AVE ottawa ON K1R 6X3	NNW/236.6	1.86	186
121	EHS		740, 742 AND 746 GLADSTONE AVENUE OTTAWA ON	NNW/236.9	1.15	187

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
122	SPL	SERVICE STATION	CORNER OF BRONSON & PLYMOUTH STREETS (N.O.S.) OTTAWA CITY ON	ESE/237.9	2.00	187
123	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N/240.3	2.00	187
123	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N/240.3	2.00	188
123	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N/240.3	2.00	188
123	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N/240.3	2.00	189
123	FST		470 BRONSON AVE OTTAWA ON K1R 6J9	N/240.3	2.00	190
123	GEN	Suncor Energy Products Partnership Parsons	470 Bronson Ave Ottawa ON K1R 6J9	N/240.3	2.00	190
124	WWIS		555 BOOTH ST OTTAWA ON Well ID: 7291268	SW/240.6	-3.31	190
125	BORE		ON	NE/240.9	2.00	192
126	WWIS		470 Bronson Avenue Ottawa ON Well ID: 7331225	N/244.2	2.04	194
127	WWIS		ON Well ID: 7332201	ESE/244.7	2.00	197
128	EHS		331 Flora St Ottawa ON K1R5S1	NE/245.4	2.00	198
129	WWIS		54 LAWSON ST Ottawa ON	W/248.9	-4.00	198

<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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

Well ID: 7239791

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 33 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ON		SE	35.98	<u>3</u>
ON		SE	54.61	<u>5</u>
ON		E	71.09	<u>10</u>
ON		SSW	76.00	<u>12</u>
ON		SSE	83.40	<u>14</u>
ON		SE	86.33	<u>16</u>
ON		SSE	98.48	<u>20</u>
ON		E	103.26	<u>24</u>
ON		ESE	110.76	<u>27</u>
ON		ESE	113.81	<u>28</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ON		S	115.44	30
ON		SSE	116.75	34
ON		SE	137.59	41
ON		ENE	139.31	42
ON		ESE	139.42	43
ON		SE	143.16	47
ON		E	145.07	48
ON		E	159.75	56
ON		ESE	161.23	57
ON		ESE	163.91	59
ON		E	176.63	67

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	E	186.04	<u>71</u>
	ON	E	204.18	<u>80</u>
	ON	E	213.45	<u>87</u>
	ON	E	216.73	<u>95</u>
	ON	E	229.20	<u>113</u>
	ON	NE	240.89	<u>125</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	SW	54.81	<u>6</u>
	ON	SW	79.45	<u>13</u>
	ON	SSW	105.35	<u>26</u>
	ON	SSW	115.47	<u>31</u>
	ON	SW	115.49	<u>32</u>

ON SSW 140.26 [44](#)

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 6 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
561040 ONTARIO LTD.-LOTS 3/4	RAYMOND ST./BRONSON AVE. OTTAWA CITY ON	E	128.89	36
John Howard Society of Ottawa	306, 308, and 310 Cambridge Street North Ottawa ON	NNW	189.44	72
Temprano Enterprises Inc.	170, 172, 174, 176, 178, 180 Plymouth Street Ottawa ON	S	196.38	76
Petro-Canada	470 Bronson Avenue Ottawa ON K1R 6J9	N	222.20	103

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
John Howard Society of Ottawa	308 and 310 Cambridge Street North Ottawa ON	NNW	173.21	65
R.M. OF OTTAWA-CARLETON	BELL ST./PLYMOUTH ST. OTTAWA CITY ON	S	196.91	77

CDRY - Dry Cleaning Facilities

A search of the CDRY database, dated Jan 2004-Dec 2019 has found that there are 2 CDRY site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Modern Dry Cleaners - Ottawa	571 Bronson Ave Ottawa ON K1R6K2	ENE	167.60	62

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Modern Dry Cleaners	571 Bronson Ave Ottawa ON K1R6K2	ENE	167.60	62

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated May 31, 2021 has found that there are 5 DTNK site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ENBRIDGE CONSUMERS GAS ATTN: MICHAEL TREMAYNE; MGR NGV	470 BRONSON AVE OTTAWA ON	N	222.20	103
6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N	222.20	103
6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N	222.20	103
6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N	222.20	103
6205429 CANADA INC	470 BRONSON AVE OTTAWA ON	N	222.20	103

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011- Jan 31, 2021 has found that there are 2 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SCOTTY'S AUTO BODY LIMITED	758 GLADSTONE AVE OTTAWA ON K1R 6X5	NW	220.06	97

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Interrent no.1 Limited Partnership	200 BELL ST N OTTAWA ON K1R 7E5	WNW	161.62	58

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Jan 31, 2022 has found that there are 2 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Angelo Lorelli Michele Lorelli	297 Cambridge Street North Ottawa K1R 7B3 CITY OF OTTAWA ON	NNW	215.37	92
Angelo Lorelli	297 Cambridge Street North Ottawa K1R 7B3 CITY OF OTTAWA ON	NNW	215.37	92

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Jan 31, 2021 has found that there are 9 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
John Howard Society of Ottawa	306, 308, and 310 Cambridge Street North Ottawa ON K1N 5L5	NNW	180.04	69
John Howard Society of Ottawa	308 and 310 Cambridge Street North Ottawa ON K1N 5L5	NNW	180.04	69
Temprano Enterprises Inc.	170 Plymouth St 170 172 174 176 178 180 Ottawa ON K1V 1H1	S	196.38	76
Angelo Lorelli and Michele Lorelli	297 Cambridge St N Ottawa ON	NNW	215.37	92
Petro-Canada	470 Bronson Avenue Ottawa ON L6L 6N5	N	222.20	103
Zhaokun Wang	501 Bronson Ave Ottawa ON K2J 0N3	NNE	227.09	110

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
InterRent International Properties Inc.	207 Bell St N 201 to 209 Bell St N 211 Bell St N 219 Bell St N 221 Bell St N Ottawa ON K2P 1Z2	NW	170.57	63
The Roman Catholic Episcopal Corporation of Ottawa	201 Lebreton St N Ottawa ON	W	184.33	70
220 Lebreton Holding Limited	220 Lebreton St Ottawa ON K1Y 2G2	W	216.61	93

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Nov 30, 2021 has found that there are 64 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3 Raymond St Ottawa ON K1R 1A3	S	23.59	1
	544 Bronson Avenue Ottawa ON	NE	122.15	35
	327 Cambridge St N Ottawa On Ottawa ON	N	142.78	46
	279 Bell St S Ottawa ON K1S4J7	S	156.15	51
	492 Bronson Ave Ottawa ON K1R6J9	NNE	212.39	85
	85 Plymouth Street OTTAWA ON K1S 3E2	ESE	212.43	86
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	89

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	<u>89</u>
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	<u>89</u>
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	<u>89</u>
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	<u>89</u>
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	<u>89</u>
	501 Bronson Avenue Ottawa ON K1R 6J8	NNE	214.83	<u>89</u>
	297 Cambridge Street Ottawa ON K1R 7B3	NNW	215.37	<u>91</u>
	303 Bell St S Ottawa ON K1S4J9	SSE	219.89	<u>96</u>
	163 Bell Street North Ottawa ON K1R 7E1	NW	220.24	<u>98</u>
	163 Bell Street North Ottawa ON K1R 7E1	NW	220.24	<u>98</u>
	341 Flora St Ottawa ON K1R 5S2	NE	226.03	<u>105</u>
	341 Flora street ottawa ON K1R 5S2	NE	226.03	<u>105</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	105
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	106
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	106
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	106
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	106
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	106
	341 Flora Street Ottawa ON K1R 5S2	NE	226.03	106
	740, 742, 746 Gladstone Avenue and 293 Cambridge Street Ottawa ON	NNW	227.02	109
	296 Cambridge St N Ottawa ON K1R0B4	NNW	231.28	115
	275 Chamberlain Avenue Ottawa ON K1S 5E6	E	235.68	119
	714 Gladstone AVe ottawa ON K1R 6X3	NNW	236.57	120

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	740, 742 AND 746 GLADSTONE AVENUE OTTAWA ON	NNW	236.88	121
	331 Flora St Ottawa ON K1R5S1	NE	245.42	128
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	384 Arlington Ave Ottawa ON K1R 6Z5	W	55.93	7
	384 Arlington Ave Ottawa ON K1R 6Z5	W	55.93	7
	242, 244, 246, 248 Bell Street North Ottawa ON	WSW	92.55	17
	324 Cambridge Street North Ottawa ON K1R 7B5	NNW	130.57	37
	324 Cambridge St N Ottawa ON K1R7B5	NNW	130.57	37
	324 Cambridge St N Ottawa ON K1R7B5	NNW	130.57	37
	324 Cambridge St N Ottawa ON K1R7B5	NNW	130.57	37
	324 Cambridge Street North Ottawa ON K1R 7B5	NNW	130.57	37
	324 Cambridge Street North Ottawa ON K1R 7B5	NNW	130.57	37

324 Cambridge Street North Ottawa ON K1R 7B5	NNW	130.57	<u>37</u>
324 Cambridge Street North Ottawa ON K1R 7B5	NNW	130.57	<u>37</u>
269 Bell Street South Ottawa ON K1S 4J7	S	133.04	<u>38</u>
269 Bell Street South Ottawa ON K1S 4J7	S	133.04	<u>38</u>
18 Louisa Street Ottawa ON K1R 6Y6	W	157.13	<u>53</u>
18 Louisa Street Ottawa ON K1R 6Y6	W	157.13	<u>53</u>
18 Louisa Street Ottawa Ontario Ottawa ON K1R 6Y6	W	157.72	<u>54</u>
201-219 Bell Street Ottawa ON	NW	157.91	<u>55</u>
219 Bell St N Ottawa ON	NW	157.91	<u>55</u>
207 Bell Street North Ottawa ON K1R 7E1	NW	170.57	<u>63</u>
207 Bell Street North Ottawa ON	NW	170.57	<u>63</u>
207 Bell Street North Ottawa ON	NW	170.60	<u>64</u>
207 Bell Street North Ottawa ON	NW	170.60	<u>64</u>

207 Bell Street North Ottawa ON	NW	170.60	64
207 Bell Street North Ottawa ON	NW	170.60	64
207 Bell Street North Ottawa ON	NW	170.60	64
207 Bell Street North Ottawa ON	NW	170.60	64
23 Louisa St Ottawa ON	WNW	207.33	82
220 Lebreton St N Ottawa ON	W	216.61	93
220 Lebreton Street North Ottawa ON K1R 7J1	W	216.61	93
181 Lebreton St N Ottawa ON K1R7H7	WNW	231.23	114
774 Gladstone Ave Ottawa ON K1R	WNW	232.49	117
774 Gladstone Ave Ottawa ON K1R	WNW	232.49	117

FST - Fuel Storage Tank

A search of the FST database, dated May 31, 2021 has found that there are 7 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA K1S 5E6 ON CA ON	E	235.68	119
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA K1S 5E6 ON CA ON	E	235.68	119
SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N	240.27	123
	470 BRONSON AVE OTTAWA ON K1R 6J9	N	240.27	123
SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N	240.27	123
SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N	240.27	123
SUNCOR ENERGY PRODUCTS PARTNERSHIP	470 BRONSON AVE OTTAWA K1R 6J9 ON CA ON	N	240.27	123

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 6 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1460932 ONTARIO LTD C/O RADEK SZYBOWSKI	470 BRONSON AV OTTAWA ON K1R 6J9	N	222.20	103
1460932 ONTARIO LTD C/O RADEK SZYBOWSKI	470 BRONSON AV OTTAWA ON K1R 6J9	N	222.20	103
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E	235.68	119

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E	235.68	119
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E	235.68	119
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E	235.68	119

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2021 has found that there are 55 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	ENE	30.81	2
Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	ENE	30.81	2
Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	ENE	30.81	2
GRIFFIN'S HEAD ANTIQUE RESTORATION	367 CAMBRIDGE STREET N. OTTAWA ON K1R 7B6	ENE	54.59	4
GRIFFIN'S HEAD ANTIQUE RESTORATION	367 CAMBRIDGE STREET NORTH OTTAWA ON K1R 7B6	ENE	54.59	4
PROTOCOL FLORAL EXPRESSION INC	367 CAMBRIDGE STR OTTAWA ON	ENE	54.59	4

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Capital Endodontics	1 Raymond Street Suite 300 Ottawa ON K1R 1A2	E	60.39	<u>8</u>
OTTAWA HYDRO (PCB)	582 BRONSON AVENUE C/O 3025 ALBION RD. OTTAWA ON K1G 3S4	E	116.73	<u>33</u>
MODERN CLEANING SERV OTTAWA LTD	571 BRONSON AVE OTTAWA ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERV OTTAWA LTD 27-023	571 BRONSON AVE OTTAWA ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 BRONSON AVE OTTAWA ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R 6K2	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON	ENE	167.60	<u>62</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE	167.60	<u>62</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE	167.60	62
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE	167.60	62
MODERN CLEANING SERVICES OTTAWA LIMITED	571 Bronson Ave. Ottawa ON K1R6K2	ENE	167.60	62
Browns Cleaners Ltd.	571 BRONSON AVE. OTTAWA ON K1R6K2	ENE	167.60	62
Browns Cleaners Ltd.	571 BRONSON AVE. OTTAWA ON K1R6K2	ENE	167.60	62
CORPORATE FOODS LIMITED	458 CATHERINE STREET OTTAWA ON K1R 5T8	E	178.88	68
CORPORATE FOODS LIMITED 11-153	458 CATHERINE STREET OTTAWA ON K1R 5T8	E	178.88	68
Securemax Self Storage Inc.	458 Catherine St. Ottawa ON K1R 5T8	E	178.88	68
Securemax Self Storage Inc.	458 Catherine St. Ottawa ON K1R 5T8	E	178.88	68
CANADIAN BLOOD SERVICES	OTTAWA CENTRE 85 PLYMOUTH STREET OTTAWA ON K1S 3E2	ESE	212.43	86
CANADIAN RED CROSS	BLOOD TRANSFUSION CTR 85 PLYMOUTH ST OTTAWA ON K1S 3E2	ESE	212.43	86

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CANADIAN RED CROSS 08-060	BLOOD TRANSFUSION CTR 85 PLYMOUTH ST OTTAWA ON K1S 3E2	ESE	212.43	<u>86</u>
CLV GROUP	341 FLORA STREET OTTAWA ON	NE	220.92	<u>99</u>
CHAIN REACTION BIKE SHOP	750 GLADSTONE AVENUE, SUITE A OTTAWA ON K1R 6X5	NW	221.29	<u>100</u>
Ottawa-Carleton District School Board	Bronson Maintenance Shops 605 Bronson Avenue Ottawa ON K1S 4E5	ESE	222.15	<u>102</u>
Ontario Ministry of Transportation	605 Bronson Ave. Ottawa ON K1S 4E5	ESE	222.15	<u>102</u>
Suncor Energy Products Partnership Parsons	470 Bronson Ave Ottawa ON K1R 6J9	N	222.20	<u>103</u>
Quickie Convenience	163 Bell Street N Ottawa ON K1R 7E1	NW	222.81	<u>104</u>
OTTAWA BOARD OF EDUCATION	275 CHAMBERLAIN AVENUE (SCHOOL MAINTENANCE BUILDING) OTTAWA ON K1S 5E6	E	235.68	<u>119</u>
OTTAWA BOARD OF EDUCATION	SCHOOL MAINTENANCE BUILDING 275 CHAMBERLAIN AVENUE OTTAWA ON K1S 5E6	E	235.68	<u>119</u>
OTTAWA BOARD OF EDUCATION 29-092	275 CHAMBERLAIN AVENUE (SCHOOL MAINTENANCE BUILDING) OTTAWA ON K1S 5E6	E	235.68	<u>119</u>
OTTAWA-CARLETON DISTRICT SCHOOL BOARD	SCHOOL MAINTENANCE BUILDING 275 CHAMBERLAIN AVENUE OTTAWA ON K1S 5E6	E	235.68	<u>119</u>
Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON	E	235.68	<u>119</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E	235.68	119
Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E	235.68	119
Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E	235.68	119
Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E	235.68	119
Ottawa-Carleton District School Board	275 Chamberlain Avenue Ottawa ON K1S 5E6	E	235.68	119
Suncor Energy Products Partnership Parsons	470 Bronson Ave Ottawa ON K1R 6J9	N	240.27	123
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Reitano Concrete 2008 Ltd	387 Arlington Ave Ottawa ON K1R 6Z4	WNW	68.02	9
CLV GROUP	219 BELL STREET NORTH OTTAWA ON	WNW	100.54	23
CLV GROUP	219 BELL STREET NORTH OTTAWA ON K1R 7EL	WNW	100.54	23
LANCASTER APARTMENTS	324 CAMBRIDGE STREET NORTH OTTAWA ON	NNW	130.57	37
Gladstone Sports & Health Centre	18 Louisa St. Ottawa ON	W	157.72	54

Gladstone Sports & Health Centre	18 Louisa St. Ottawa ON	W	157.72	54
CLV GROUP	207 BELL STREET NORTH OTTAWA ON K1R 7E1	NW	170.57	63
CLV GROUP	201 BELL STREET NORTH OTTAWA ON K1R 7E1	NW	175.70	66

HINC - TSSA Historic Incidents

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	345 CAMBRIDGE STREET NORTH OTTAWA ON	NNE	95.43	19

INC - Fuel Oil Spills and Leaks

A search of the INC database, dated May 31, 2021 has found that there are 2 INC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	750 GLADSTONE AVENUE, OTTAWA ON	NW	221.29	100

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	387 ARLINGTON AVE, OTTAWA ON	WNW	68.02	9

NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 3 NPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CANADA POST	10 ORANGEVILLE ST OTTAWA ON	SSW	193.79	74

OPCB - Inventory of PCB Storage Sites

A search of the OPCB database, dated 1987-Oct 2004; 2012-Dec 2013 has found that there are 6 OPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON K1S 4E5	E	229.13	112

PINC - Pipeline Incidents

A search of the PINC database, dated May 31, 2021 has found that there are 3 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PIPELINE HIT 0.5"	361 ARLINGTON AVE.,,OTTAWA,ON, K1R 6Z2,CA ON	NE	85.66	15
DYNAMIC HOME RENOVATIONS INC.	471 CATHERINE ST.,,OTTAWA,ON, K1R 5T7,CA ON	ENE	195.43	75
	501 Bronson Avenue, Ottawa ON	NNE	214.84	90

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 3 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TUAN NGUYEN O/A PETRO CANADA	470 BRONSON AV OTTAWA ON K1R 6J9	N	222.20	103
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATIO	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E	235.68	119
OTTAWA BOARD OF EDUCATION OTTAWA BOARD OF EDUCATIO	275 CHAMBERLAIN ST OTTAWA ON K1S 5E6	E	235.68	119

REC - Ontario Regulation 347 Waste Receivers Summary

A search of the REC database, dated 1986-1990, 1992-2019 has found that there are 1 REC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OTTAWA BOARD OF EDUCATION	605 BRONSON AVENUE OTTAWA ON A9A 9A9	E	229.13	112

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2022 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ZHAOKUN WANG	501 BRONSON AVENUE, OTTAWA, ON K2J 0N3 Ottawa ON	NNE	228.75	111

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Sep 30, 2021 has found that there are 1 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PETRO CANADA	470 BRONSON AVE OTTAWA ON K1R6J9	N	222.20	103

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 7 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Comtest	1 Raymond St Ottawa ON K1R 1A2	ENE	30.81	2
Comtest Communications Prods	1 Raymond St Suite 100 Ottawa ON K1R 1A2	ENE	30.81	2
Comtest Communications Products Ltd.	1 Raymond St Ottawa ON K1R 1A2	ENE	30.81	2
New Epoch Translations & Graphics Inc.	520 Bronson Ave Floor 1 Ottawa ON K1R 7Y9	NNE	148.12	50
The Canada China News Inc.	520 Bronson Ave Floor 1 Ottawa ON K1R 7Y9	NNE	148.12	50

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
THE CANADA CHINA NEWS	520 Bronson Ave Floor 1 Ottawa ON K1R 7Y9	NNE	148.12	50

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
BUSINESS CARDS PLUS	221 PLYMOUTH ST OTTAWA ON K1S 3E4	SSW	208.38	83

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Feb 2021-Mar 2021 has found that there are 18 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Blue Wave Energy Limited Partnership	345 Cambridge St N Ottawa ON K1R 7B3	NNE	95.40	18
Harvey's Restaurant<UNOFFICIAL>	564 Bronson Ave Ottawa ON	ENE	99.08	21
OTTAWA HYDRO	582 BRONSON AVE. TRANSFORMER OTTAWA CITY ON	E	116.73	33
OC Transpo<UNOFFICIAL>	Catherine St & Bronson St. Ottawa ON	E	128.89	36
	Bronson Ave. and Raymond St. Ottawa ON	E	134.67	39
	535 Bronson Ave Ottawa ON	NE	147.72	49
RESIDENTIAL LANDOWNER	422 CAMBRIDGE ST SOUTH OTTAWA CITY ON	SSE	164.44	60
Lebrun Building Centre<UNOFFICIAL>	569 Bronson Avenue<UNOFFICIAL> Ottawa ON K1R 6K2	ENE	164.86	61

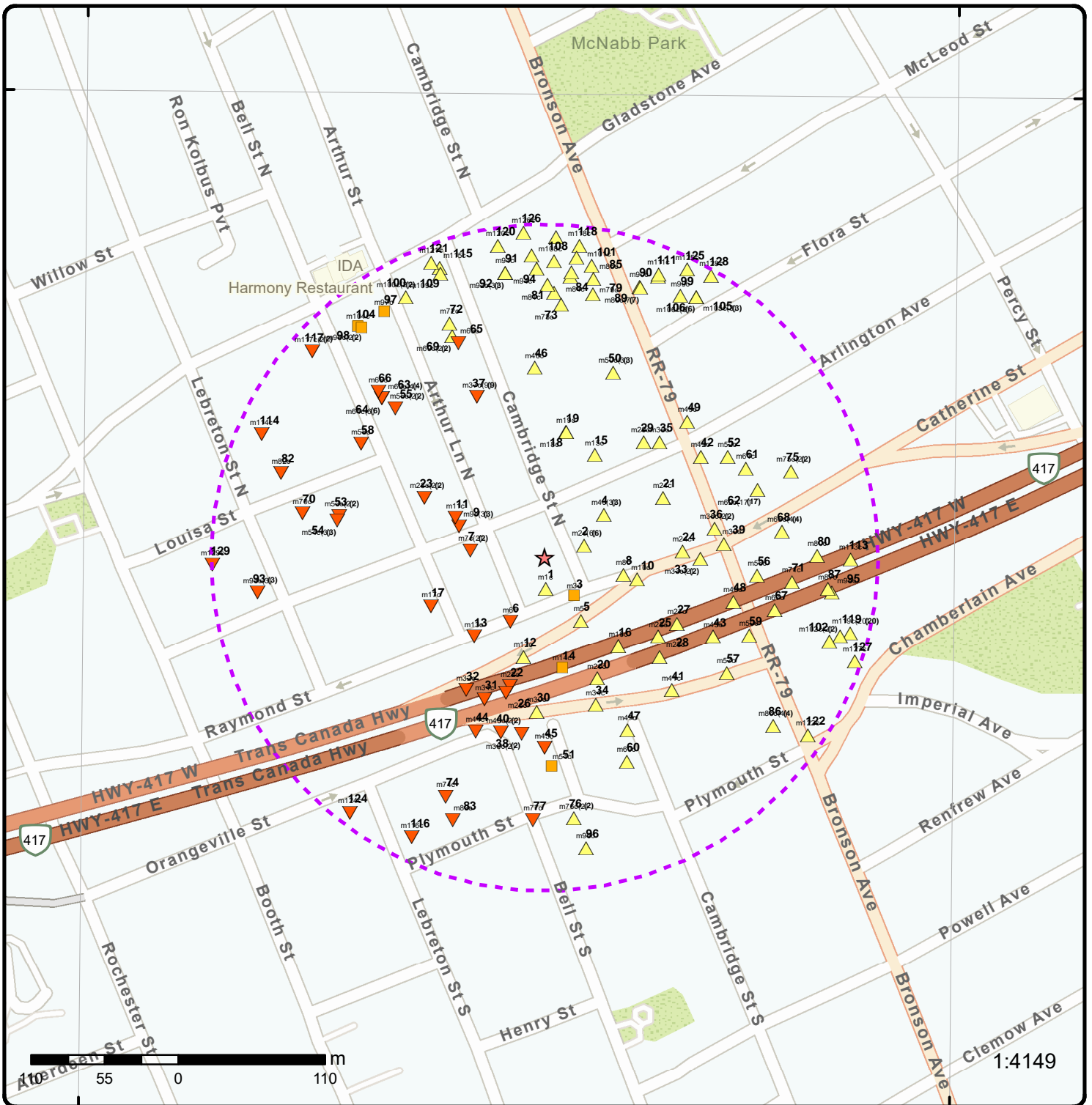
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	471 Catherine St. Ottawa ON K1R 5T7	ENE	195.43	75
Enbridge Gas Distribution Inc.	470 Bronson Avenue Ottawa ON K1R 6J9	N	226.41	107
PETRO-CANADA	PETRO CANADA SERVICE STN. 470 BRONSON AVE. SERVICE STATION OTTAWA CITY ON K1R 6J9	N	226.41	107
PRIVATE OWNER	470 BRONSON AVE. MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY ON K1R 6J9	N	226.41	107
	275 CHAMBERLAND AVE. \	E	235.68	119
SERVICE STATION	CORNER OF BRONSON & PLYMOUTH STREETS (N.O.S.) OTTAWA CITY ON	ESE	237.91	122
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	387 Arlington Ave Ottawa ON	WNW	68.02	9
	383 Arlington Avenue Ottawa ON	WNW	73.14	11
PRIVATE RESIDENCE	273 BELL STREET SOUTH STORAGE TANK/BARREL OTTAWA CITY ON K1S 4J7	S	142.34	45
PRIVATE RESIDENCE	235 PLYMOUTH ST. FURNACE OIL TANK OTTAWA CITY ON K1S 3E4	SSW	232.12	116

WWIS - Water Well Information System

A search of the WWIS database, dated Sep 30, 2021 has found that there are 20 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	HWY 417 W.B.L. Ottawa ON <i>Well ID:</i> 7348928	ESE	103.80	<u>25</u>
	544 BRONSON AVE Ottawa ON <i>Well ID:</i> 7205166	NE	114.05	<u>29</u>
	ON <i>Well ID:</i> 1507940	ENE	156.37	<u>52</u>
	492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID:</i> 7226545	N	190.04	<u>73</u>
	4921496 BRONSON AVE. OTTAWA ON <i>Well ID:</i> 7226543	N	198.78	<u>78</u>
	492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID:</i> 7226544	NNE	200.93	<u>79</u>
	492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID:</i> 7226546	N	204.66	<u>81</u>
	492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID:</i> 7226547	N	211.52	<u>84</u>
	492 BRONSON AVE. OTTAWA ON <i>Well ID:</i> 7226541	N	214.60	<u>88</u>
	470 Bronson Avenue Ottawa ON <i>Well ID:</i> 7331223	N	216.73	<u>94</u>
	ON <i>Well ID:</i> 7226539	NNE	221.46	<u>101</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	470 Bronson Avenue Ottawa ON <i>Well ID:</i> 7331224	N	226.86	108
	492 BRONSON AVE. 492/496 OTTAWA ON <i>Well ID:</i> 7226548	N	235.11	118
	470 Bronson Avenue Ottawa ON <i>Well ID:</i> 7331225	N	244.16	126
	ON <i>Well ID:</i> 7332201	ESE	244.71	127
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	HWY 417 E.B BEFORE BRONSON OFF RAMP Ottawa ON <i>Well ID:</i> 7347102	SSW	99.76	22
	269 BELL STREET SOUTH ON <i>Well ID:</i> 7338589	SSW	135.39	40
	Bell St. South Ottawa ON <i>Well ID:</i> 7347095	SSW	135.39	40
	555 BOOTH ST OTTAWA ON <i>Well ID:</i> 7291268	SW	240.59	124
	54 LAWSON ST Ottawa ON <i>Well ID:</i> 7239791	W	248.90	129



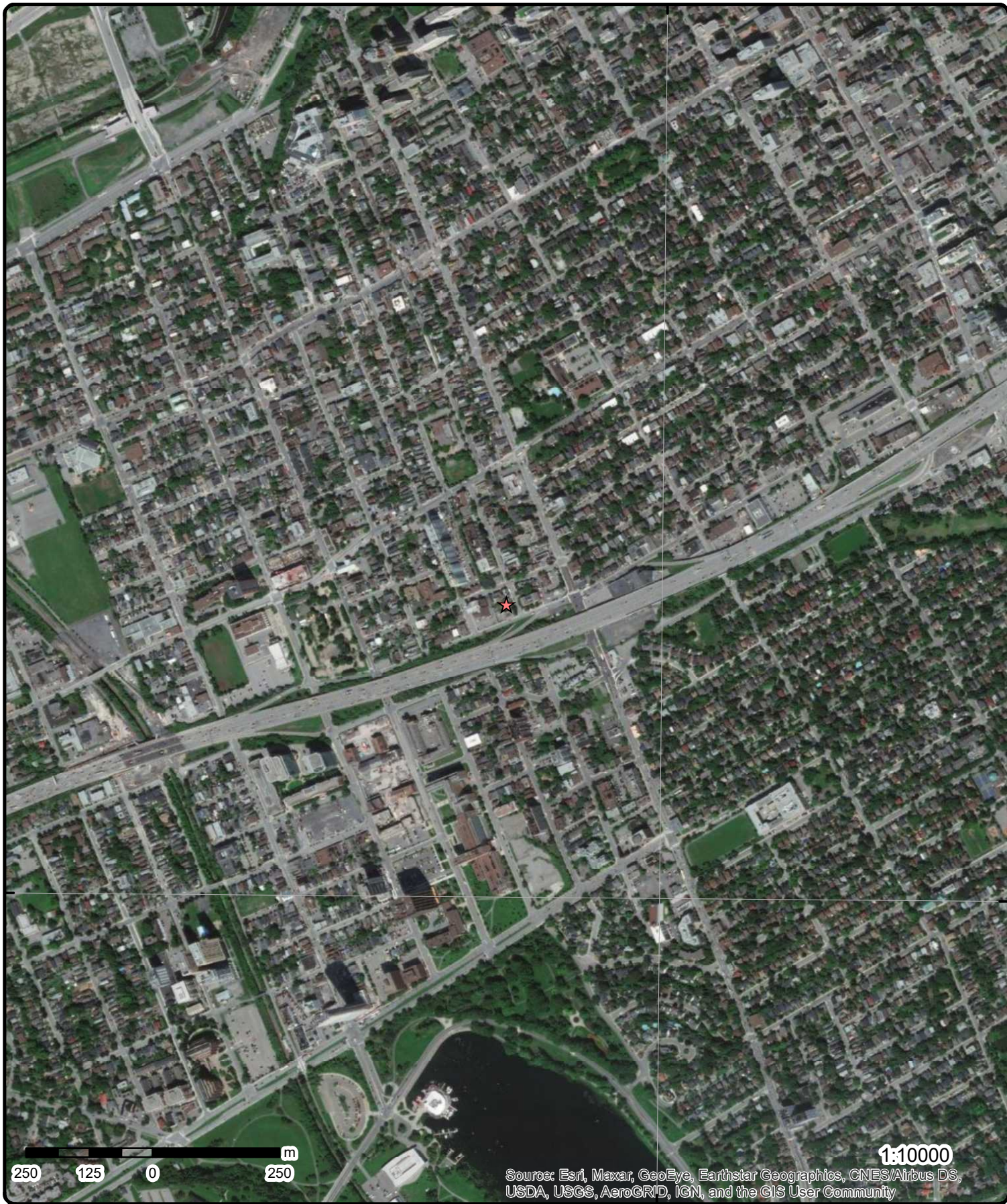
Map: 0.25 Kilometer Radius

Order Number: 22030100386

Address: 370 Cambridge Street North, Ottawa, ON



★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬭ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



45°24'N

45°24'N

250 125 0 250 m

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2020

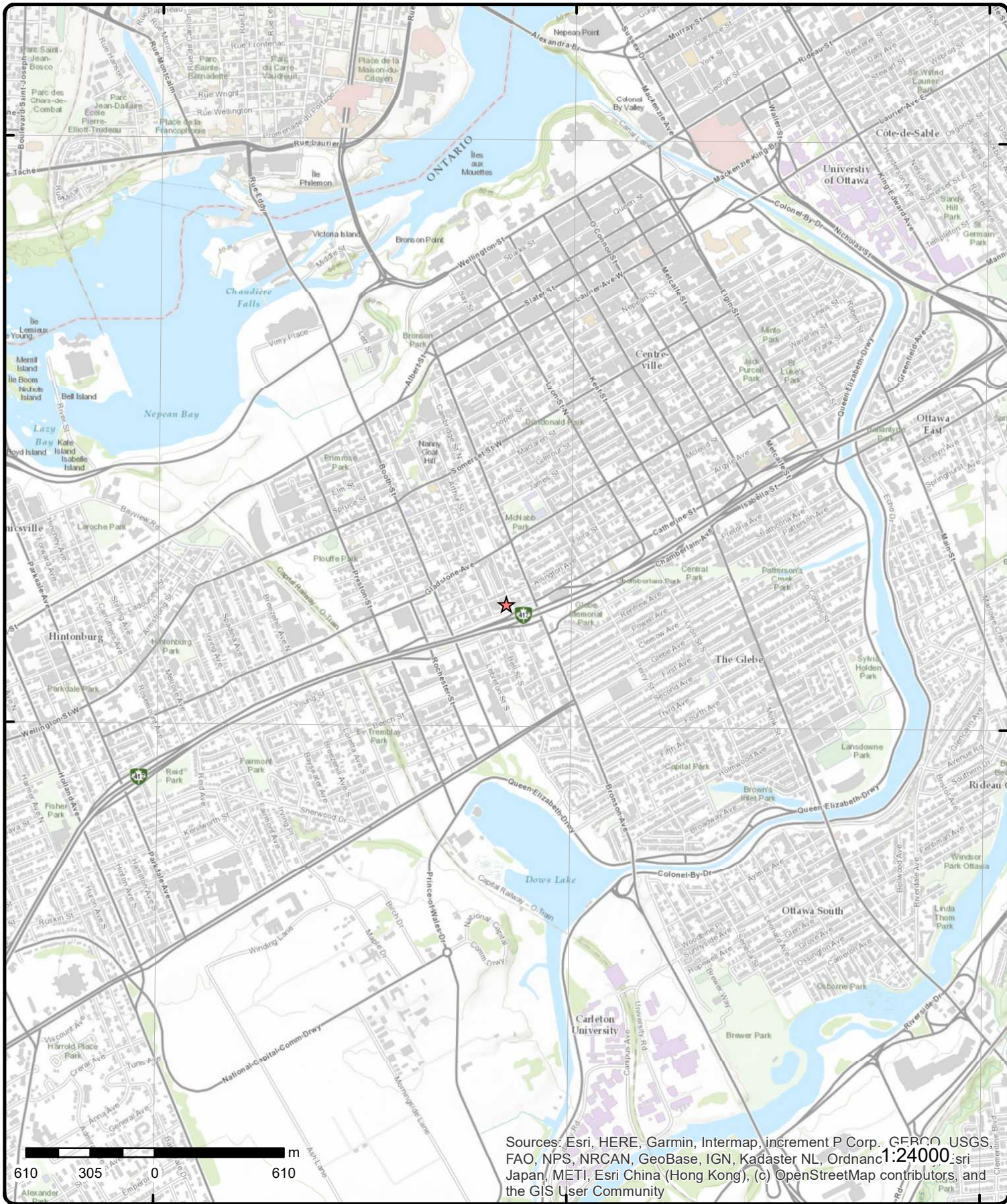
Order Number: 22030100386

Address: 370 Cambridge Street North, Ottawa, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Order Number: 22030100386

Address: 370 Cambridge Street North, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Midori

Site Address:

370 Cambridge Street North, Ottawa, ON

Project No:

22030100386

Opta Order ID:

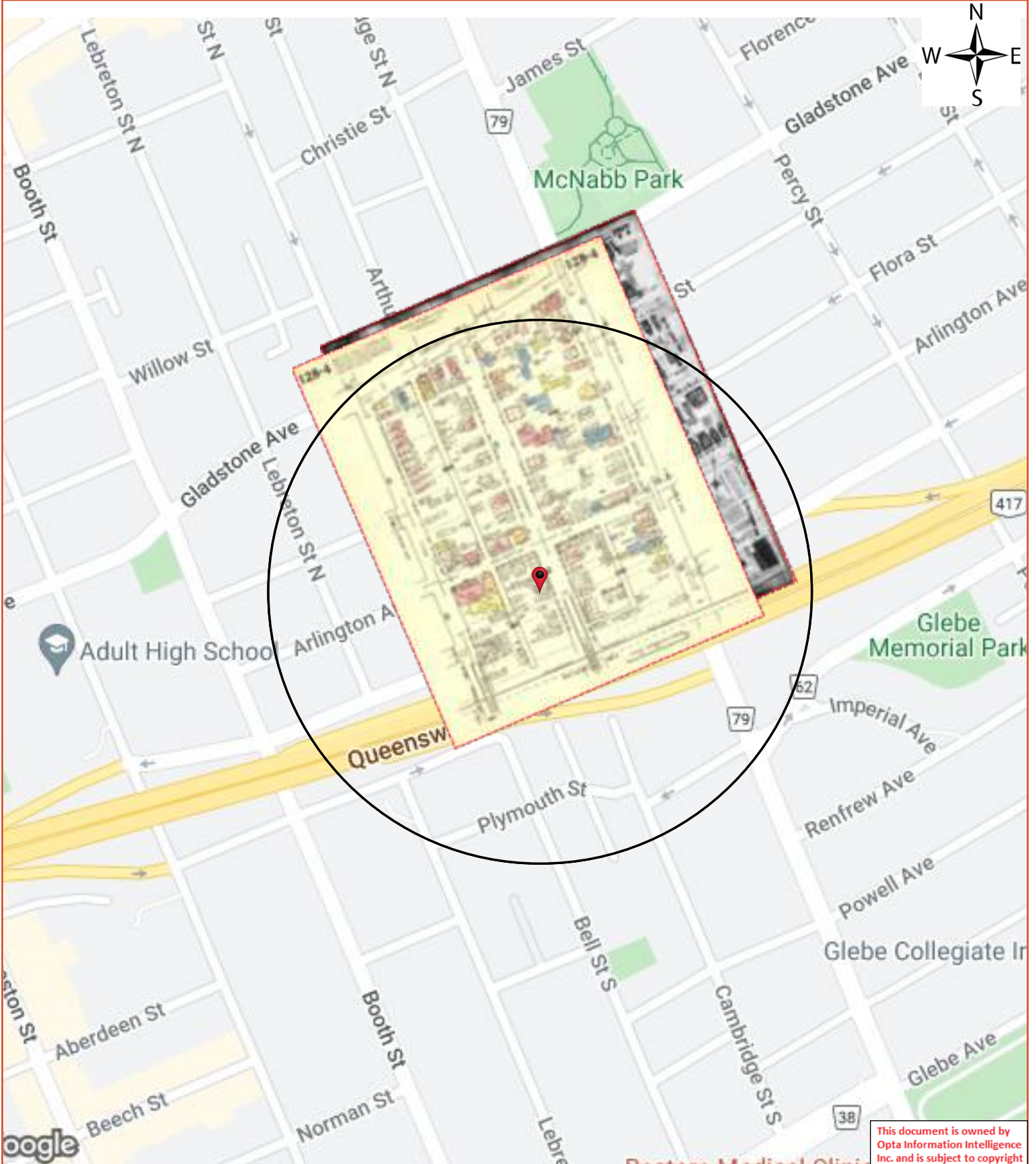
105785

Requested by:

Eleanor Goolab
ERIS

Date Completed:

3/8/2022 6:13:13 AM



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

Opta Historical Environmental Services EnviroscanTM 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.



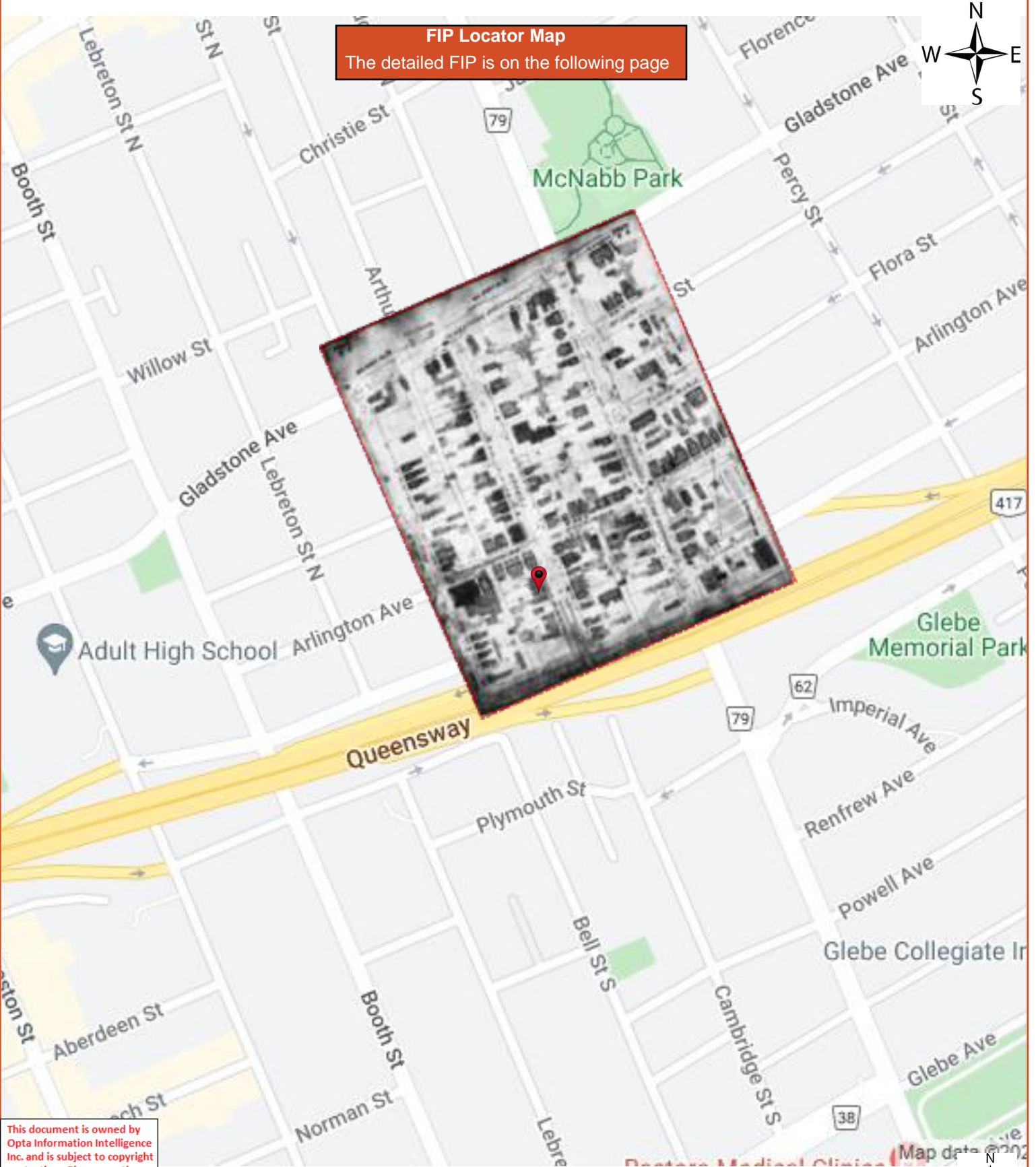
Report Index

Project #: 22030100386
P.O. #: 220214

Requested by:
Eleanor Goolab
Date Completed: 03/08/2022 06:13:13

Page	Report Title
6	(1922) Volume: Ottawa Volume 1 Firemap: 77
8	(1963) Volume: Ottawa Volume 1 Firemap: 128-4





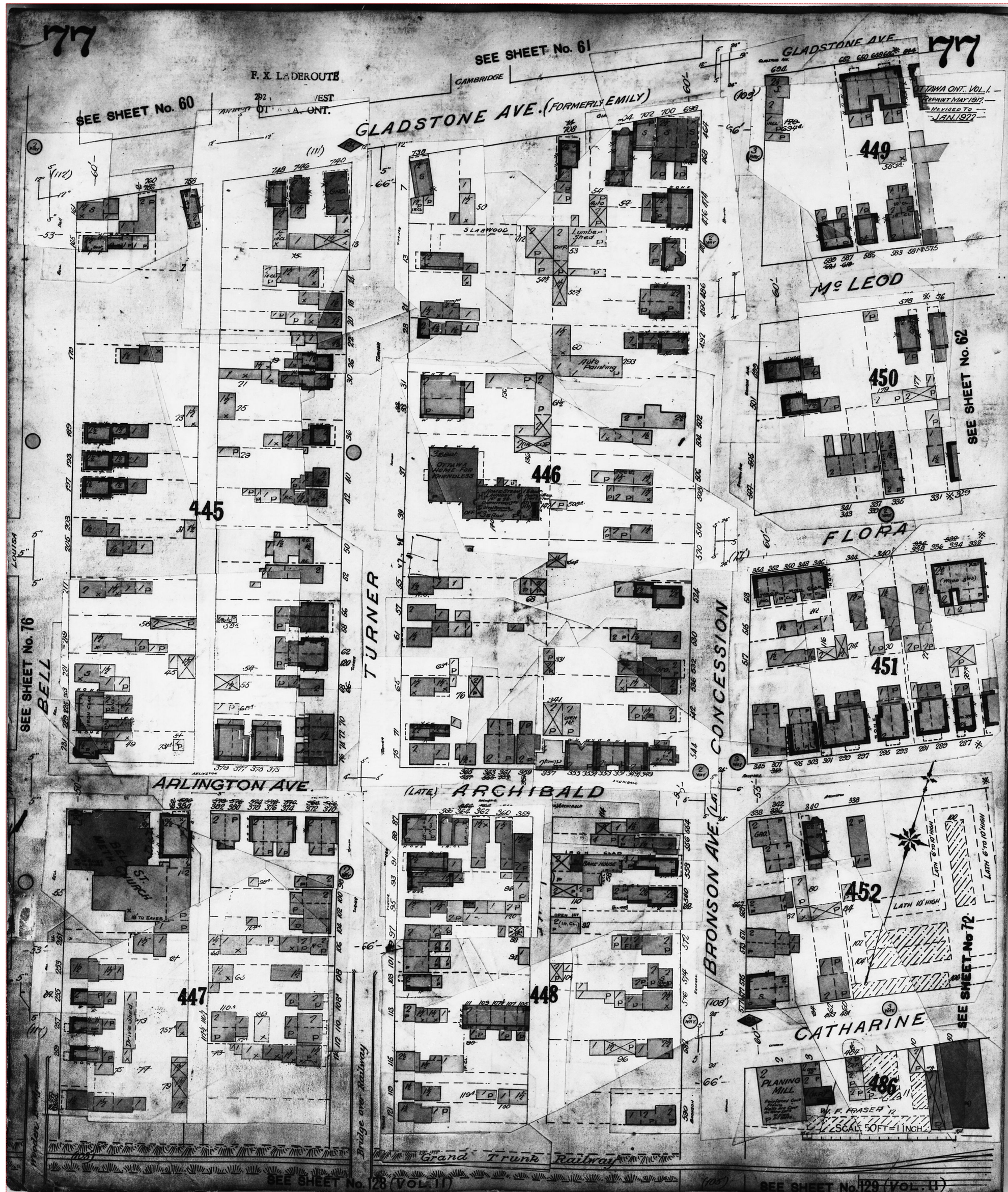
FIP Locator Map
The detailed FIP is on the following page

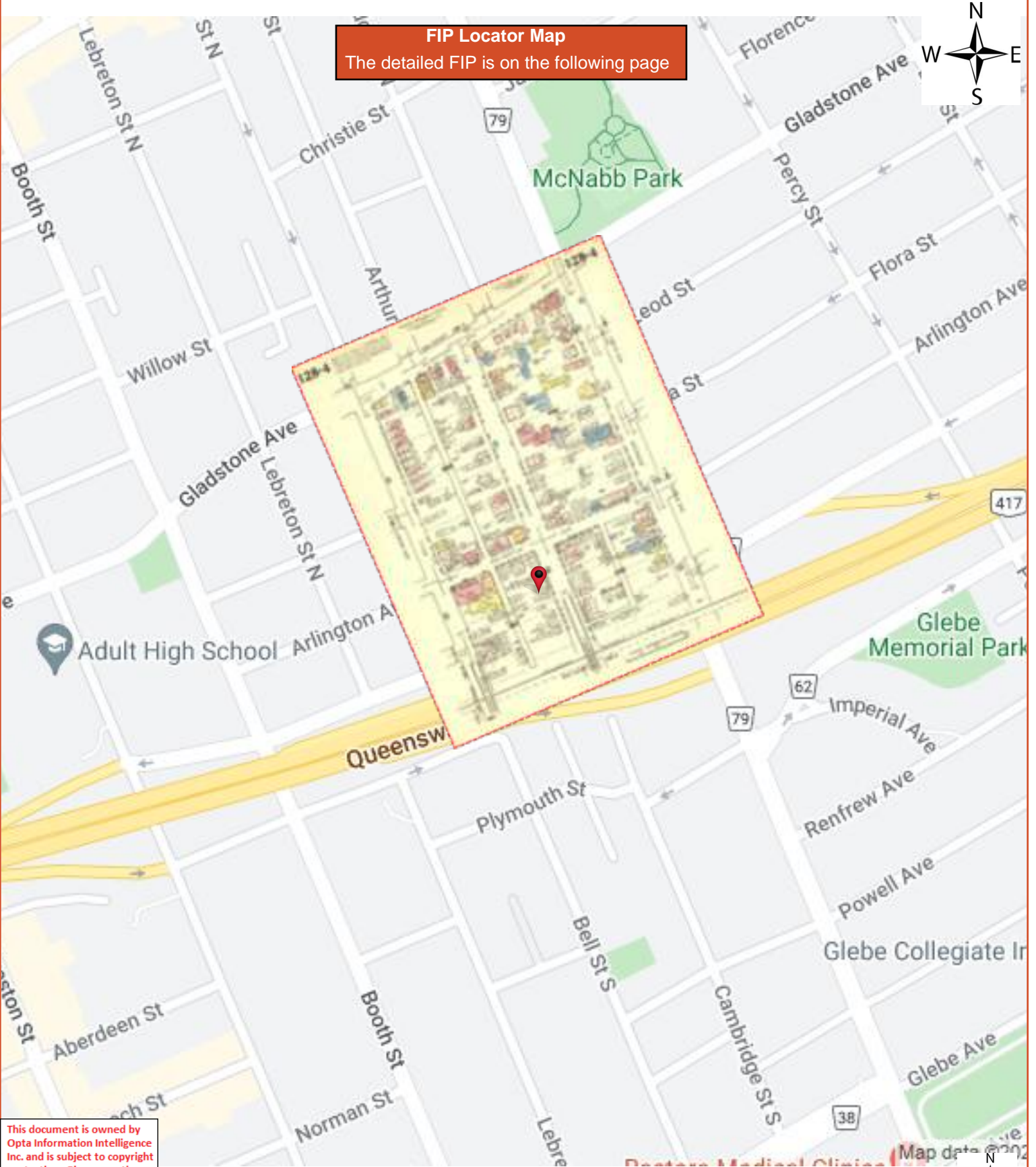


This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

Map data © 2022







FIP Locator Map
The detailed FIP is on the following page

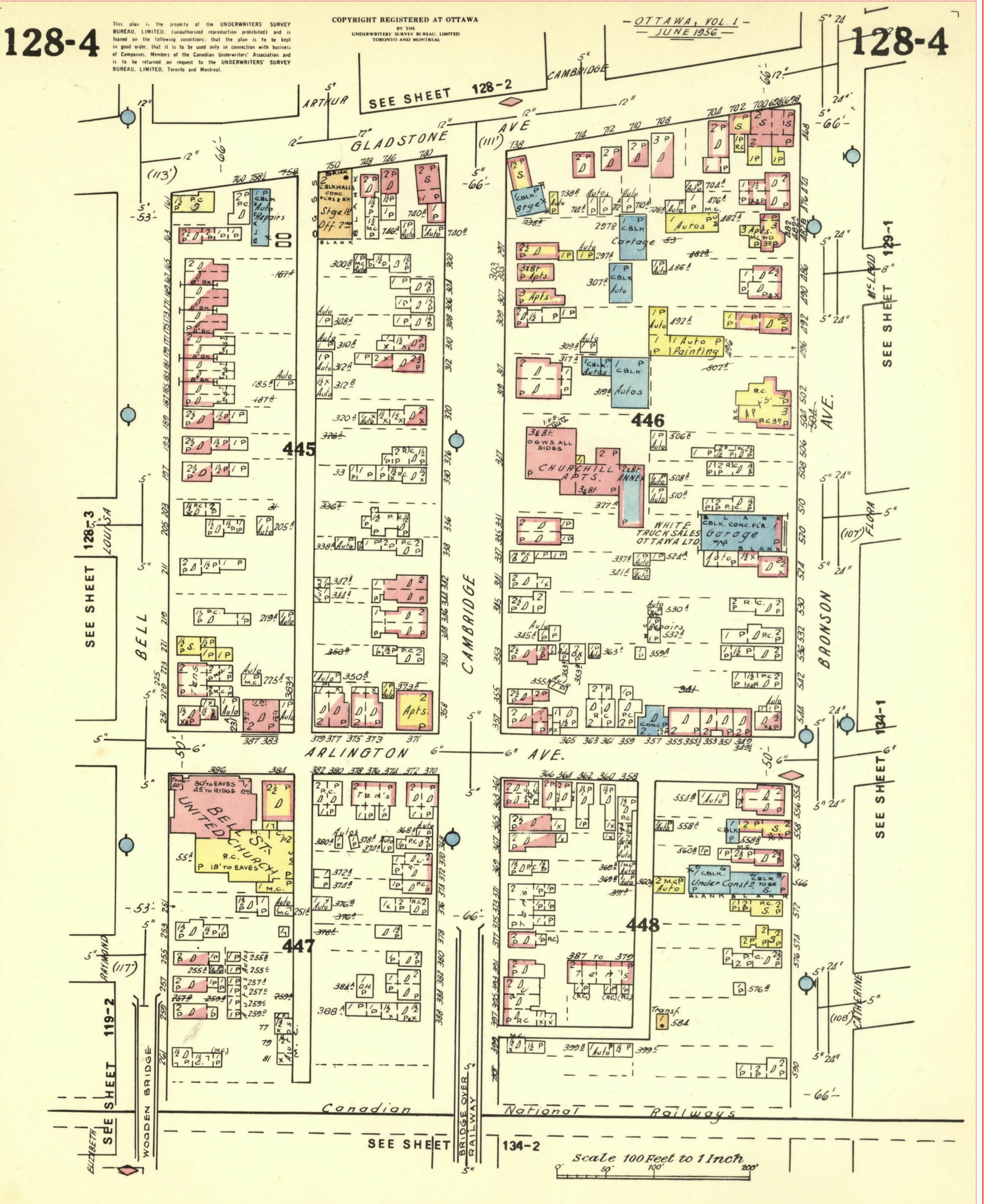
128-4

This plan is the property of the UNDERWRITERS' SURVEY BUREAU, LIMITED. (unauthorized reproduction prohibited) and is loaned on the following conditions: that the plan is to be kept in good order, that it is to be used only in connection with business of Companies, Members of the Canadian Underwriters' Association and is to be returned on request to the UNDERWRITERS' SURVEY BUREAU, LIMITED, Toronto and Montreal.

COPYRIGHT REGISTERED AT OTTAWA
BY THE
UNDERWRITERS' SURVEY BUREAU, LIMITED
TORONTO AND MONTREAL

OTTAWA, VOL. I -
JUNE 1956

128-4



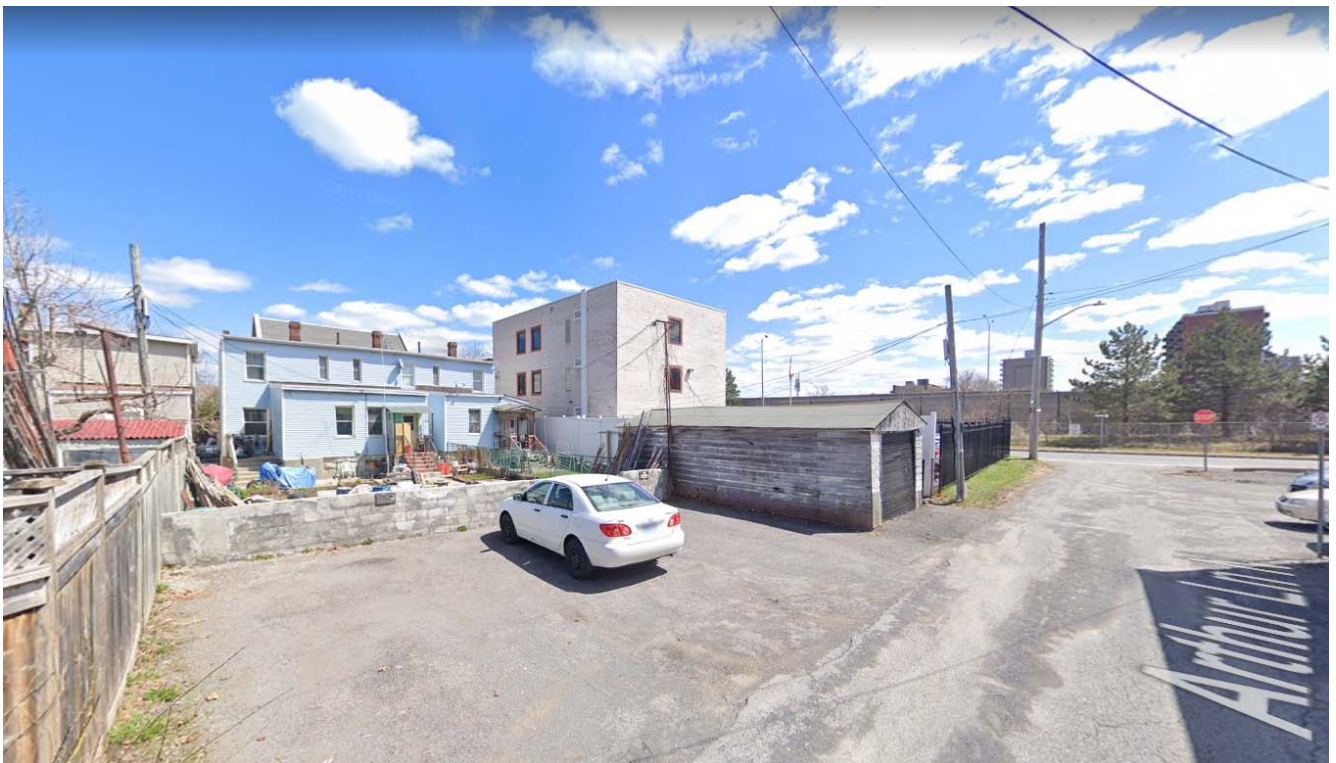


ATTACHMENT F

SITE PHOTOGRAPHS



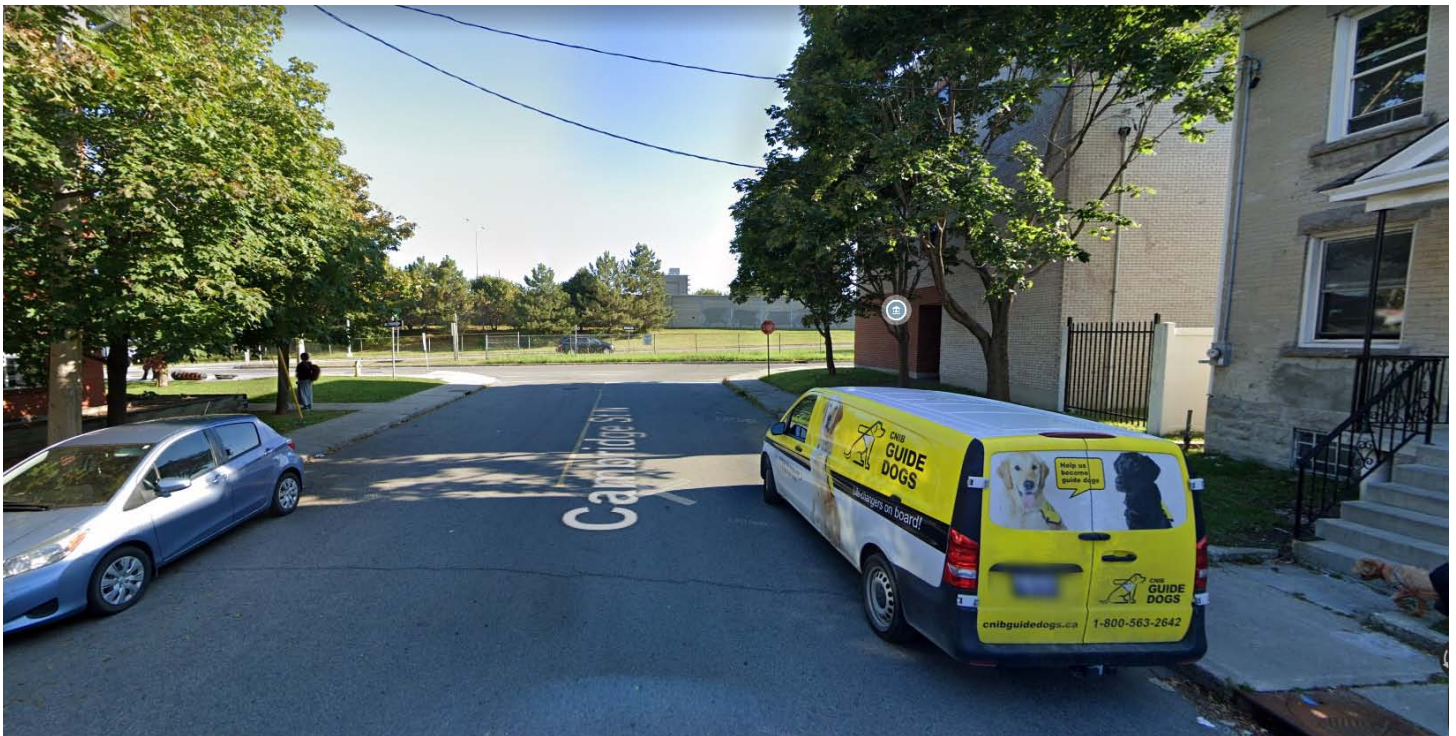
Front of building facing west



View of detached garage and rear of building facing east



Streetview facing north



Streetview facing south



View of properties located north of site.



View from rear property facing west and from rear lane facing north



View of front entry to neighbouring property to south of site.



View of natural gas meter and natural gas furnace in basement of one unit



View of other natural gas powered furnaces within basement units



ATTACHMENT G

MECP CORRESPONDENCE



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

March 2, 2022

220214

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

Attention: Abatement Officer

Re: 370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA, ON

Dear Sirs/Madam:

We have been retained by 2250276 Ontario Inc. to carry out a Phase I ESA for the above noted site. Accordingly, we would be pleased if you would provide us with information concerning any historical or existing incidents at or in the vicinity of the above site on file with the Ontario Ministry of the Environment, Conservation and Parks.

Sincerely,
KOLLAARD ASSOCIATES, INC.

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



Professional Engineers
Ontario

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



ATTACHMENT H

PROPERTY INFORMATION

City of Ottawa

Property Information

Source: <https://maps.ottawa.ca/geoOttawa>

Date/Time Generated: 2022-02-22, 2:01:03 p.m.

Property Parcel:

Calculated Parcel Area^[i]: 627.38 m² (6753.06 ft²) (0.06 ha)

Main Address:

370 CAMBRIDGE ST N

Solid Waste Collection:

Waste Contractor: City

Zone: 3

Pickup Day/Calendar: THURSDAY/A

Ward Information

Number: 14

Ward Name: Somerset

Councillor Name: Catherine McKenney

Property aerial photo



Additional Address(es):

372 CAMBRIDGE ST N

374 CAMBRIDGE ST N

^[i]The property parcel area value shown is based on the parcel selected to generate the report.