



**PATERSON
GROUP**

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Caivan Renaud Inc.
302-2934 Baseline Road
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Attention: **Mr. Hugo Lalonde**

Subject: **Phase I - Environmental Site Assessment Update
Navan at Renaud Road
Ottawa, Ontario**

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Materials Testing
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Noise and Vibration Studies

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Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I - Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase I-ESA entitled "Phase I-Environmental Assessment, 2980, 3054, 3060, and 3080 Navan Road, and 6101 Renaud Road, Ottawa, Ontario" prepared by Paterson and dated June 30, 2020. This report is only used to update the site conditions for the purposes of filing a Record of Site Condition (RSC) on the property.

Background

Areas of Potential Environmental Concern (APECs) were identified on the RSC property during the 2020 Phase I-ESA:

- APEC 1: Resulting from the former ASTs situated on the eastern portion of the Phase I property at 3060 Navan Road (PCA 28).
- APEC 2: Resulting from the former repair garage located on the eastern portion of the Phase I Property (PCA 52).
- APEC 3: Resulting from the former UST nest located on the eastern portion of the Phase I Property (PCA 28).
- APEC 4: Resulting from fill material of unknown quality, associated with the handling and placement of fill material of unknown quality on the commercial portion and western portions of the Phase I Property (PCA 30).
- APEC 5: Resulting from the former and existing presence of 3 ASTs located at 3000 Navan Road (PCA 28).





During the Phase II ESA impacted soil was identified on the RSC property. It was recommended that a remedial program be implemented for the soil in conjunction with the redevelopment of the subject site.

Several additional APECs were identified during the Phase II ESA.

Area of potential environmental concern	Location of area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially Impacted (Groundwater, soil and/or sediment)
APEC 1A: Former Private Fuel Outlet	Eastern portion of the RSC Property	PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks.”	On-site	BTEX PHCs (F ₁ -F ₄)	Soil Groundwater
APEC1B: Former AST	Within APEC1, on the eastern portion of the RSC property.	PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks.”	On-site	BTEX PHCs (F ₁ -F ₄)	Soil Groundwater
APEC 2A: Former Maintenance Garage	Eastern portion of the RSC property	PCA 52 – “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.”	On-site	BTEX PHCs (F ₁ -F ₄)	Soil Groundwater
APEC2B: Former Oil Water Separator	Within APEC2, on eastern portion of the RSC property	PCA 52 – “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.”	On-site	BTEX PHCs (F ₁ -F ₄)	Soil Groundwater
APEC 3A: Former Private Fuel Outlet	Southeastern portion of the Phase I Property	PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks.”	On-site	BTEX PHCs (F ₁ -F ₄)	Soil Groundwater
APEC3B: Former UST	Southeastern portion of the Phase I Property	PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks.”	On-site	BTEX PHCs (F ₁ -F ₄)	Soil Groundwater
APEC 4: Fill material of unknown quality	Throughout the RSC property	PCA 30 – “Importation of Fill Material of Unknown Quality.”	On-site	PHCs BTEX PAHs Metals (including As, Se, Sb)	Soil
APEC 5: Existing Contractor Yard	Central north side of the Phase I Property	PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks.”	Off-site	BTEX PHCs (F ₁ -F ₄)	Soil
1 – “Metals” refers to the method groups known as “Metals” and Hydride forming Metals” throughout this report and all attached drawings.					



Site Conditions

The subject site was undergoing redevelopment after the completion of the soil remediation program. No significant changes to the land use of the surrounding properties were observed during the site visit.

Conclusion

Based on the results of the groundwater testing, Phase II-ESA Update, and the remedial program, there are no environmental concerns on the subject site. An additional investigation program is not recommended.





Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared in general accordance with Ontario Regulation 153/04, as amended by O.Reg. 269/11 under the Environmental Protection Act. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment.

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

This report was prepared for the sole use of Caivan Renaud Inc. Permission and notification from the above noted party and this firm will be required to release this report to any other party.

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

Paterson Group Inc.



Michael Beaudoin, P.Eng., QP_{ESA}

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