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Phase I Environmental Site Assessment

1305 Summerville Avenue
Ottawa, Ontario

Prepared For

Concorde Management Development

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October 30, 2018

Report: PE4432-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group was retained by Concorde Management Development to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 1305 Summerville Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The subject site was first developed around 1965 with the construction of a residential multi-tenant apartment building which stands on the site to this day. No significant renovations are believed to have taken place at the subject site since its construction. No historical APECs were identified on the subject site during the historical review.

Adjacent properties were developed for residential purposes between 1950 and 1960. Limited commercial operations were identified in the subject area with those that were highlighted comprising dry cleaners, automobile repair and service garages, a retail fuel outlet, car and truck rental and a taxi company. These operations all fronted onto Merivale Road and were located at least 200m northwest of the subject site. Their location is considered to be down- or cross gradient from the subject site and as such these PACs do not represent APECs with regard to the subject lands.

Following the historical review, a site visit was conducted. The site is currently occupied by a three storey residential multi-tenant apartment building surrounded by asphaltic concrete parking lot and soft landscaping. Neighbouring properties consisted of residential with the only commercial property within the study area comprising 'Main Garage limited' located 250 m northwest of the subject site, at 1049 Merivale Road. Given the separation distance and down- or cross gradient location of this property from the subject site, this PAC does not represent an APEC with regards to the subject site.

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

Recommendations

It is our understanding that the subject site is to be developed with the addition of a structurally separate building intended for residential use in the currently landscaped area to the east of the subject site. It is our understanding that no

redevelopment/renovation of the existing building is proposed and as such no disturbance of hazardous building materials or designated substances is expected. If however renovation of the existing building is expected in the future it is recommended that a designated substance survey be conducted prior to any demolition activities, in accordance with Ontario Regulation 490/09, under the Occupational Health and Safety Act, if one has not already been completed.

1.0 INTRODUCTION

At the request of Concorde Management Development, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (Phase I ESA) for 1305 Summerville Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

Paterson was engaged to conduct this Phase I ESA by Mr Jordan Tannis of Concorde Management Development. Concorde Management Development's offices are located at 5689 Power Road, Ottawa, Ontario, K1G 3N4.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all our findings and results of the environmental conditions at this site.

This Phase I-ESA report has been prepared in general accordance with the requirements of Ontario Regulation 153/04 as amended (Environmental Protection Act), and also complies with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA 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. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

2.0 PHASE I PROPERTY INFORMATION

Address:	1305 Summerville Avenue, Ottawa, Ontario.
Property Identification Number:	0404-40084
Location:	The subject site is located on the north side of Summerville Avenue, approximately 180m east of the Summerville Avenue/Prince Street intersection, in Ottawa, Ontario.
Latitude and Longitude:	45° 22' 36" N, 75° 43' 47" W;
Site Description:	
Configuration:	Rectangular.
Site Area:	0.26ha (approximate).
Zoning:	R4N – <i>Residential Fourth Density Zone</i> .
Current Use:	The subject site is currently occupied with a three storey residential multi-tenant apartment block.
Services:	The subject site is located in a municipally serviced area.

3.0 SCOPE OF INVESTIGATION

The scope of work for this Phase I – Environmental Site Assessment was as follows:

- Determine the historical activities on the subject site and study area by conducting a review of readily available records, reports, photographs, plans, mapping, databases and regulatory agencies;
- Investigate the existing conditions present at the subject site and study area by conducting site reconnaissance;
- Conduct interviews with persons knowledgeable of current and historic operations on the subject property, and if warranted, neighbouring properties;
- Present the results of our findings in a comprehensive report in general accordance with the requirements of Ontario Regulation 269/11 amending O.Reg. 153/04 made under the Environmental Protection Act and in compliance with the requirements of CSA Z768-01;
- Provide a preliminary environmental site evaluation based on our findings;
- Provide preliminary remediation recommendations and further investigative work if contamination is suspected or encountered.

4.0 RECORDS REVIEW

4.1 General

Phase I-ESA Study Area Determination

A radius of approximately 250 m was determined to be appropriate as a Phase I ESA study area for this assignment. Properties outside the 250 m radius are not considered to have impacted the subject land, based on their significant distance from the site.

First Developed Use Determination

Based on the aerial photographs and street directories, the property was likely first developed for residential purposes around 1965.

Fire Insurance Plans

Fire Insurance Plans (FIP) were not available for the subject site or the city blocks within the area bound by Emperor Avenue (north) and Prince Street (west), Silver Street (east) and the Natural Resources Canada's Central Experimental Farm (south). However the FIP from 1956 does cover the remainder of the subject area.

The documents reveal the subject area covered was used for residential purposes mostly comprising detached houses with some townhouses and apartment blocks. The only potentially commercial land use identified in the subject area covered by the FIP, is a building labelled as "repairs" approximately 250m northwest of the subject site.

City of Ottawa Street Directories

City directories at the National Archives were reviewed in approximate 10 year intervals from 1924 to 2011. The directories indicated that the subject area was first developed as a residential area between 1950 and 1960. The subject site was likely developed around 1965 as a mid-rise residential apartment block. At the western extent of the subject area, commercial operations fronted onto Merivale Road. A summary of Potentially Contaminating Activities in the Phase I study area is provided in the table below.

Table 1: City Directories – Potentially Contaminating Activities in Phase I Study Area			
Address	Listed Activity (years listed)	Distance / Orientation from site	APEC (Y/N)
1049 Merivale Road	Gary's Radiator and Welding (1987 – unknown) Main Garage Ltd. (unknown – Present)	250 m northwest	N
1057 Merivale Road	Queensway Taxi (1968) Metro Gas Bar (1977/78) OHJ Car and Truck Rental (1977/78) Mario's Garage (1987) Goldstar Garage (1998/99)	200 m northwest	N
1061 Merivale Street	Bonnie's Dry Cleaners (1968)	200 m northwest	N

The directories did not identify any PCAs on the subject site however, several Potentially Contaminating Activities were identified within the Phase I study area, specifically those operations listed in Table 1 above. Based on the separation distance and/or down- or cross-gradient location of these properties with respect to the subject site, these PCAs are not considered to represent Areas of Potential Environmental Concern.

4.2 Environmental Source Information

Environment and Climate Change Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on September 6, 2018. The subject site was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

PCB Inventory

A search of national PCB waste storage sites was conducted. No PCB waste storage sites were identified on the subject site or within a 250m radius.

Ontario Ministry of Environment (MECP) Instruments

A request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. The response from the MECP states no records were located relating to the

specific freedom of information request. A copy of the response is provided in Appendix 1.

MECP Coal Gasification Plant Inventory

The Ontario Ministry of Environment document titled "Municipal Coal Gasification Plant Site Inventory, 1991" was reviewed to reference the locations of former plants with respect to the site. No coal gasification plants were identified within the Phase I study area.

MECP Incident Reports

A request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP for the site or adjacent properties. The response from the MECP states no records were located relating to the specific freedom of information request. A copy of the response is provided in Appendix 1.

MECP Waste Management Records

A request was submitted to the MECP Freedom of Information office for information with respect to waste management records. The response from the MECP states no records were located relating to the specific freedom of information request. A copy of the response is provided in Appendix 1.

MECP Submissions

A request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions have been submitted to the MECP. The response from the MECP states no records were located relating to the specific freedom of information request. A copy of the response is provided in Appendix 1.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties and the general area of the site. No Record of Site Condition (RSC) was found for the subject site or neighbouring properties.

MECP Waste Disposal Site Inventory

The Ontario Ministry of Environment document titled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This

document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. One waste site (ref x1009) was recorded 1 km west of the site and noted as having been closed in 1947. Based on the separation distance from the subject site, this waste site is not considered to represent a PCA or Area of Potential Environmental Concern with regard to the subject site.

Areas of Natural and Scientific Interest (ANSI)

A search for areas of natural significance and features within the Phase I study area was conducted on the web site of the Ontario Ministry of Natural Resources (MNR) on September 10, 2018. The search did not reveal any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on September 10, 2018, to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. No records were found for the subject site or neighbouring properties.

City of Ottawa Landfill Document

The document entitled “Old Landfill Management Strategy, Phase I – Identification of Sites, City of Ottawa”, was reviewed. No former waste disposal sites were located within the Phase I study area.

City of Ottawa Historical Land Use Inventory

A search of the City’s Historical Land Use Inventory (HLUI 2005) database for the subject property was conducted as part of the Phase I ESA. At the time of issuance of this report, a response had not been received. A copy of the response will be forwarded to the client, should it contain any pertinent information.

Previous Engineering Reports

No historical environmental site assessment reports (ESA) have been conducted at the subject site to our knowledge.

4.3 Physical Setting Sources

Aerial Photographs

Historical air photos from the National Air Photo Library were reviewed in approximate ten (10) year intervals. The review period dates back to the first available air photos for the site. Based on the review, the following observations have been made:

- | | |
|------|--|
| 1928 | (City of Ottawa Website) The subject site is vacant at this time and lies within a presumably agricultural area with occasional farm buildings shown. |
| 1958 | (City of Ottawa Website) At this time, the subject site is vacant and appears overgrown. The subject area is developed as residential area with detached and semi-detached houses conforming to the current road layout. |
| 1965 | (City of Ottawa Website) The subject site is occupied by a multi-tenant apartment building and a row of storage garages. No significant changes have been made to the surrounding properties. |
| 1976 | (City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties |
| 1991 | (City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties |
| 1999 | (City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties |
| 2008 | (City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties |
| 2017 | (City of Ottawa Website) No significant changes have been made to the subject site or neighbouring properties |

No APECs were identified during the aerial photo review. Laser copies of selected aerial photographs reviewed are included in Appendix 1.

Topographic Maps

Topographic maps were obtained from Natural Resources Canada - The Atlas of Canada website. The topographic maps indicate that the subject site and surround area is generally flat and level sloping slightly to the north and

northeast. An illustration of the referenced topographic map is present on Figure 2 - Topographic Map following the body of this report.

Physiographic Maps

A Physiographic Map was reviewed from the Natural Resources Canada - The Atlas of Canada website. According to this physiographic map, the site is located in the St. Lawrence Lowlands. According to the mapping description provided: "The lowlands are plain-like areas that were all affected by the Pleistocene glaciations and are therefore covered by surficial deposits and other features associated with the ice sheets." The subject site is located in the Central St. Lawrence Lowland, "where the land is rarely more than 150 m above sea level, except for the Monteregian Hills, which consist of intrusive igneous rocks".

Geological Maps

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of limestone of the Ottawa Formation. Based on the maps and local borehole records, overburden will consist of glacial till where present and may be around 4m thick.

Water Well Records

A search of the MECP's web site for all drilled well records within 250 m of the subject site was conducted on September 6, 2018. The search identified three records in the study area, with the nearest being a domestic, presumed potable water well, located approximately 125m south of the site and dating from 1952. None of the wells identify potentially contaminating activities on the subject site. The well records have been attached in Appendix 2.

Water Bodies and Areas of Natural Significance

There are no waterbodies or areas of natural and scientific interest, on the subject site or within the study area. Natural Resources Canada's Central Experimental Farm is located around 250 m south of the site.

5.0 INTERVIEWS

Property Owner Representative

As part of this investigation, Mr. Jordan Tannis of Concorde Management Development was interviewed during a site visit conducted on the property. Mr.

Tannis indicated that no significant renovations have been conducted at the property to his knowledge. Mr. Tannis was not aware of any environmental concerns with the subject site.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site assessment was conducted on October 22, 2018. Weather conditions were sunny, with a temperature of approximately 2 °C. Mr. Philip Price from the Environmental Department of Paterson Group conducted the site visit. In addition to the site, the uses of neighbouring properties within the Phase I study area were also assessed at the time of the site reconnaissance.

6.2 Specific Observations at the Phase I Property

Buildings and Structures

The subject site is occupied by a three storey residential multi-tenant apartment block and a nine (9) conjoined single storey private storage garages. No other structures are present on the subject site.

The main building, constructed of brick and concrete block with a flat roof and concrete foundation, is heated by a natural gas fired boiler, located in the ground floor mechanical room.

The garages are constructed of brick and concrete block with a pitched and shingled roof and are unheated.

Site Features

The subject site is primarily occupied by the subject building or paved with asphaltic concrete. Landscaped areas are present at the front (south) and east of the site. Mature trees are present in the landscaped areas. Adjacent properties to the south and west are approximately at grade with respect to the subject site, while a 0.5 m high retaining wall stood between the garden and driveway to the front of the site. The neighbouring property to the north is approximately 1.0m lower in grade than the subject site, accommodated by a slope. Site drainage consists of runoff towards Summerville Avenue.

Below Ground Structures

No below ground structures were identified at the time of the site visit, aside from utilities (natural gas, sewer and water).

Potable Water Source

The subject property is currently municipally serviced.

Potential Environmental Concerns

☐ **Waste Management**

Residential waste is stored to the rear of the building and collected by the city on a weekly basis.

☐ **Polychlorinated Biphenyls (PCBs)**

No transformers were observed on the subject site.

☐ **Wastewater Discharge**

Wastewater is discharged to the municipal sewer system.

☐ **Potable Wells**

The subject buildings are municipally serviced. No potable wells were observed on the subject site.

☐ **Railway Lines**

No railway lines were observed on the subject site or within the Phase I ESA study area.

☐ **Polychlorinated Biphenyls (PCBs)**

No transformers were observed on the subject site or within the subject area.

☐ **Unidentified Substances**

There were no unidentified substances on the exterior of the subject property at the time of this assessment.

Interior Assessment

A general assessment of the building interior is as follows:

- ☐ The floors consisted predominantly of concrete and terrazzo with ceramic tiles and carpet.
- ☐ The walls and ceilings consisted of plaster, and wooden panelling with fibreboard suspended/stick on tiles.
- ☐ Lighting throughout the building was a mixture of fluorescent and incandescent fixtures.

Potentially Hazardous Building Products

☐ **Ozone Depleting Substances (ODSs)**

Refrigerators and fire extinguishers may be potential sources of ozone depleting substances (ODSs) on site. These appliances should be regularly serviced and maintained by certified contractors.

☐ **Potentially Hazardous Building Materials**

Based on the age of the building there is the potential for Asbestos Containing Materials to have been used in the construction. These materials include suspended ceiling tiles, stick-on tiles, drywall joint compound and plaster which all appeared to be in good condition.

Other Potential Environmental Concerns

☐ **Storage Tanks**

No signs of aboveground or underground fuel storage tanks were noted at the time of the site visit.

☐ **Wastewater Drainage**

Wastewater drainage from the building is expected to drain into the City of Ottawa sewer system.

Neighbouring Properties

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

- ☐ North - Residential land followed by Dorchester Avenue.

- ☐ South - Summerville Avenue followed by Residential land.
- ☐ East - Residential land followed by Prince Street.
- ☐ West - Residential land followed by Silver Street.

Land use within the Phase I study area is shown on Drawing PE4432-2 - Surrounding Land Use Plan.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Land Use History

The following table indicates the current and past uses of the site dating back to the first developed use of the site.

Table 2: Land Use History			
Time Period	Land Use	Potentially Contaminating Activities	Areas of Potential Environmental Concern
Prior to 1965	Vacant (agricultural)	None	None
1965 – present	Residential building	None	None

Potentially Contaminating Activities (PCAs)

No potentially contaminating activities were identified on the subject site. Three properties (detailed in Table 1) within the study area were identified as having had Potentially Contaminating Activities (PCAs) operating on them. These include a dry cleaners, automobile repair and service garages and a retail fuel outlet. These PCAs are not considered to pose an environmental concern based on their separation distance and/or down- or cross-gradient location from the Phase I property. These Potentially Contaminating Activities are shown on Drawing PE4432-2 Surrounding Land Use Plan.

Areas of Potential Environmental Concern (APEC)

No PCAs have been identified that represent an APEC with regards to the subject site.

Contaminants of Potential Concern (CPC)

As no APECs have been identified for the subject site, no Contaminants of Potential Concern (CPCs) have been identified.

7.2 Conceptual Site Model

Geological and Hydrogeological Setting

Based on the information from NRCAN, bedrock in the area of the site consists of limestone with shale partings of the Ottawa Formation. Based on the maps, the thickness of overburden ranges from 0 to 5 m in the area around the site and consists of till with abandoned river channel features. Based on the water well

records, groundwater is expected to be encountered in the overburden at approximately 2-4 m below the existing grade.

Contaminants of Potential Concern

As per Section 7.1 of this report, no CPCs have been identified on the subject site.

Existing Buildings and Structures

The subject site is occupied by a three-storey residential multi-tenant apartment building constructed around 1965.

Water Bodies

There are no waterbodies on the subject property or within the Phase I ESA study area.

Areas of Natural Scientific Interest

There are no areas of natural and scientific interest on the subject property or within the Phase I ESA study area. Natural Resources Canada's Central Experimental Farm is located around 250 m south of the site.

Drinking Water Wells

The subject site is located within a municipally supplied area for drinking water. Three historic drinking water wells are recorded in the Phase I ESA study area. It is expected that these are no longer in use given the urban setting.

Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of residential properties. Land use is shown on Drawing PE4432-2 Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per Section 7.1 of this report, several Potentially Contaminating Activities have been identified within the study area however, none are considered to represent Areas of Potential Environmental Concern.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I ESA is considered to be sufficient to conclude that there are no potentially contaminating activities on the subject site or in the study area which have the potential to have impacted the subject site. The presence or lack of potentially contaminating activities was confirmed by a variety of independent sources, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

8.0 CONCLUSIONS

Assessment

Paterson Group was retained by Concorde Management Development to conduct a Phase I Environmental Site Assessment (Phase I-ESA) of 1305 Summerville Avenue, in the City of Ottawa, Ontario. The purpose of this Phase I – Environmental Site Assessment was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject properties.

The subject site was first developed around 1965 with the construction of a residential multi-tenant apartment building which stands on the site to this day. No significant renovations are believed to have taken place at the subject site since its construction. No historical PCAs/APECs were identified on the subject site during the historical review.

Adjacent properties were developed for residential purposes between 1950 and 1960. Limited commercial operations were identified in the subject area with those that were highlighted comprising dry cleaners, automobile repair and service garages and a retail fuel outlet. These operations all fronted onto Merivale Road and were located at least 200m northwest of the subject site. Their location is considered to be down- or cross gradient from the subject site and as such, these PCAs do not represent APECs with regard to the subject land.

Following the historical review, a site visit was conducted. The site is currently occupied by a three storey residential multi-tenant apartment building surrounded by asphaltic concrete parking lot and soft landscaping. Neighbouring properties consisted of residential with the only commercial property within the study area being 'Main Garage limited' located 250 m northwest of the subject site, at 1049 Merivale Road. Given the separation distance and down- or cross gradient location of this property from the subject site, this PCA does not represent an APEC with regards to the subject site.

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

Recommendations

Based on the age of the subject building, asbestos containing materials (ACMs) are potentially present in the subject structure. The potential ACMs include suspended ceiling tiles, stick-on tiles, drywall joint compound and plaster. These materials were noted to be in generally good condition at the time of our inspection and do not represent an immediate concern. An asbestos survey of the building must be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to the disturbance of these materials

9.0 STATEMENT OF LIMITATIONS

This Phase I - Environmental Site Assessment report has been prepared in general accordance with O.Reg. 153/04 as amended by O.Reg. 269/11, and meets the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I - ESA 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. The historical research relies on information supplied by others, such as, local, provincial and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

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 Concorde Management Development. Permission and notification from the above noted party and Paterson will be required to release this report to any other party.

Paterson Group Inc.



Philip Price, BSc, FGS.



Mark S. D'Arcy, P.Eng.



Report Distribution:

- Concorde Management Development
- Paterson Group

10.0 REFERENCES

Federal Records

National Archives.

Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).

Natural Resources Canada – The Atlas of Canada.

Environment Canada, National Pollutant Release Inventory.

PCB Waste Storage Site Inventory.

Provincial Records

MECP Freedom of Information and Privacy Office.

MECP Municipal Coal Gasification Plant Site Inventory, 1991.

MECP document titled “Waste Disposal Site Inventory in Ontario”.

MECP Brownfields Environmental Site Registry.

Office of Technical Standards and Safety Authority, Fuels Safety Branch.

MNR Areas of Natural Significance.

MECP Water Well Inventory.

Municipal Records

The City of Ottawa Historical Land Use Inventory.

The City of Ottawa geoOttawa website.

Local Information Sources

Personal Interviews.

Public Information Sources

Google Earth.

Google Maps/Street View.

FIGURES

FIGURE 1 – KEY PLAN

FIGURE 2 – TOPOGRAPHIC MAP

DRAWING PE4432-1 – SITE PLAN

DRAWING PE4432-2 – SURROUNDING LAND USE PLAN

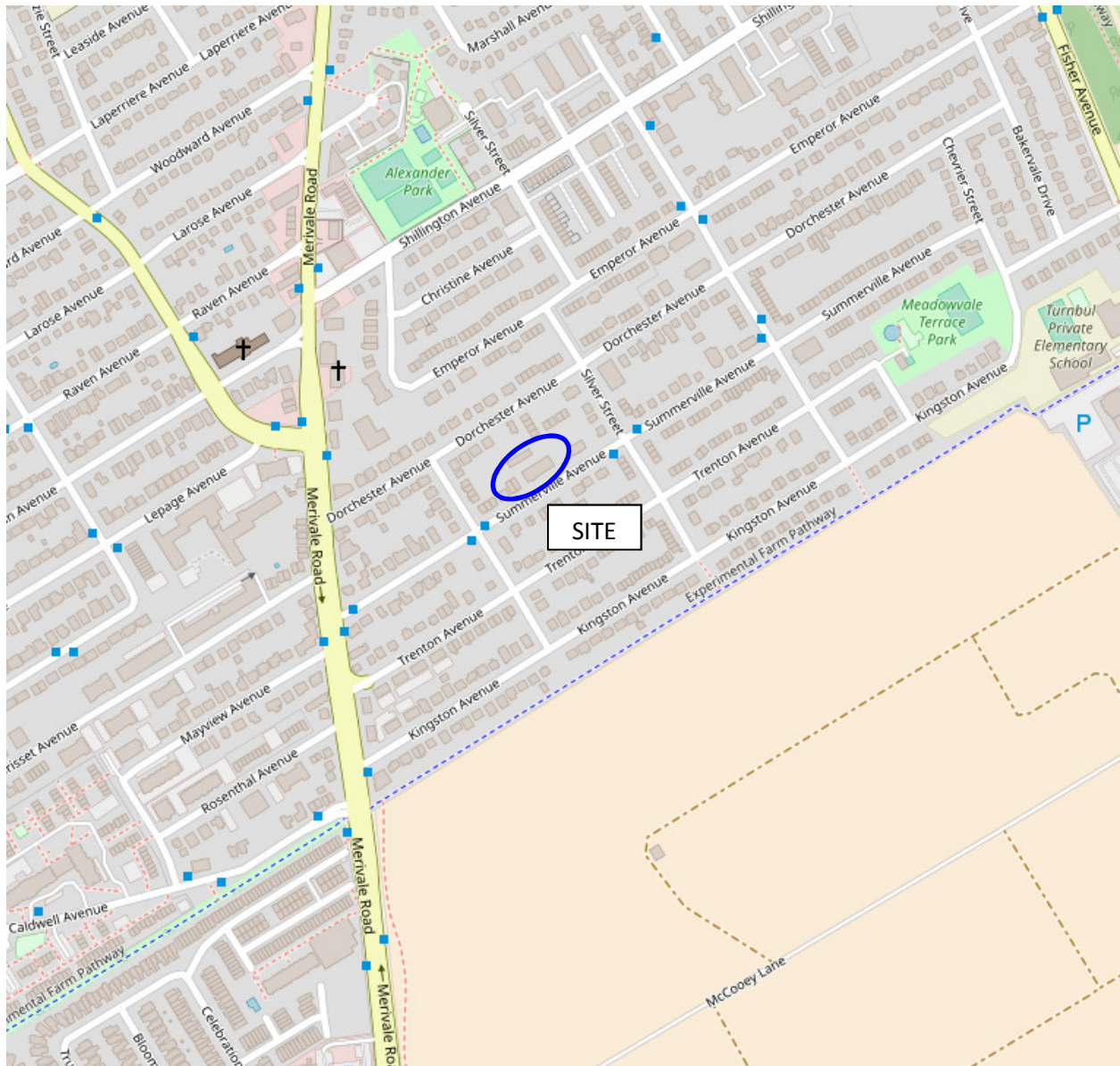


FIGURE 1
KEY PLAN

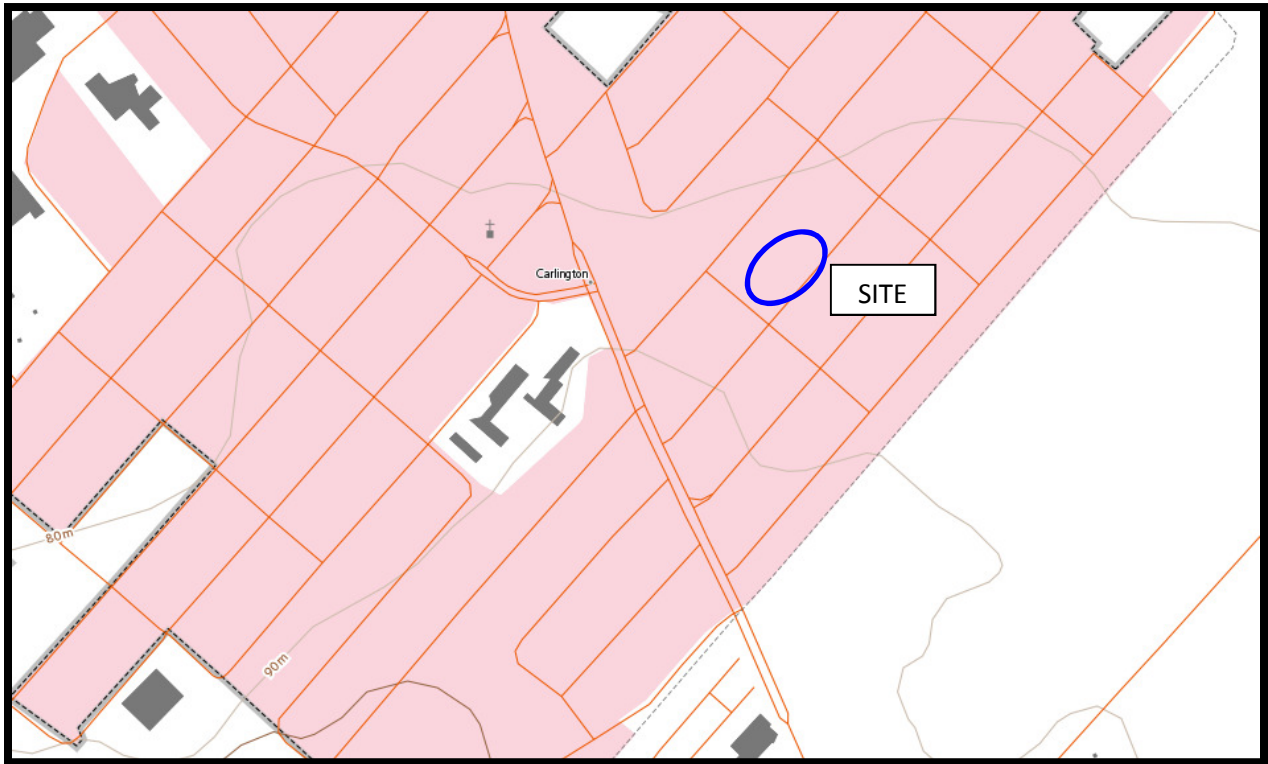
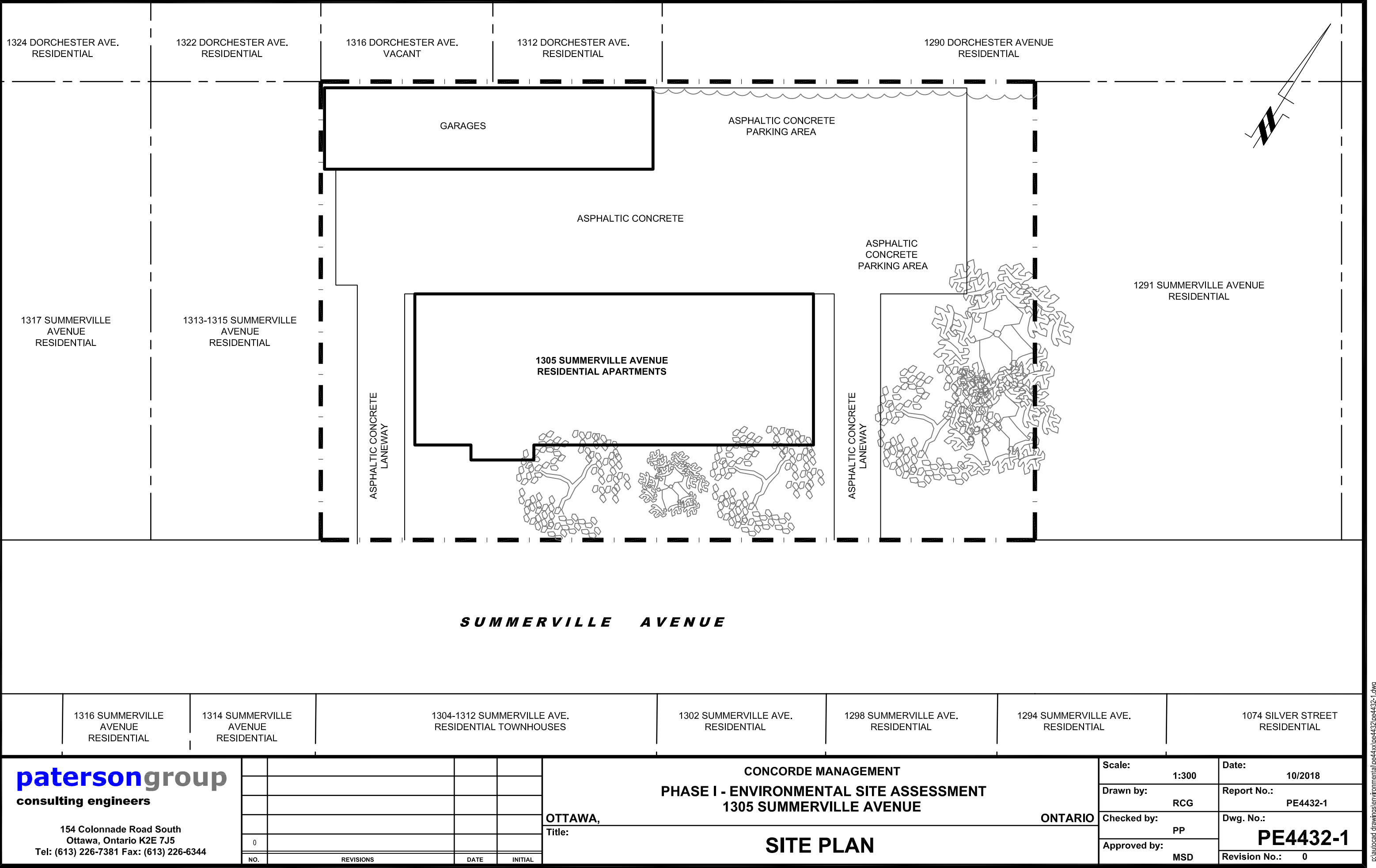
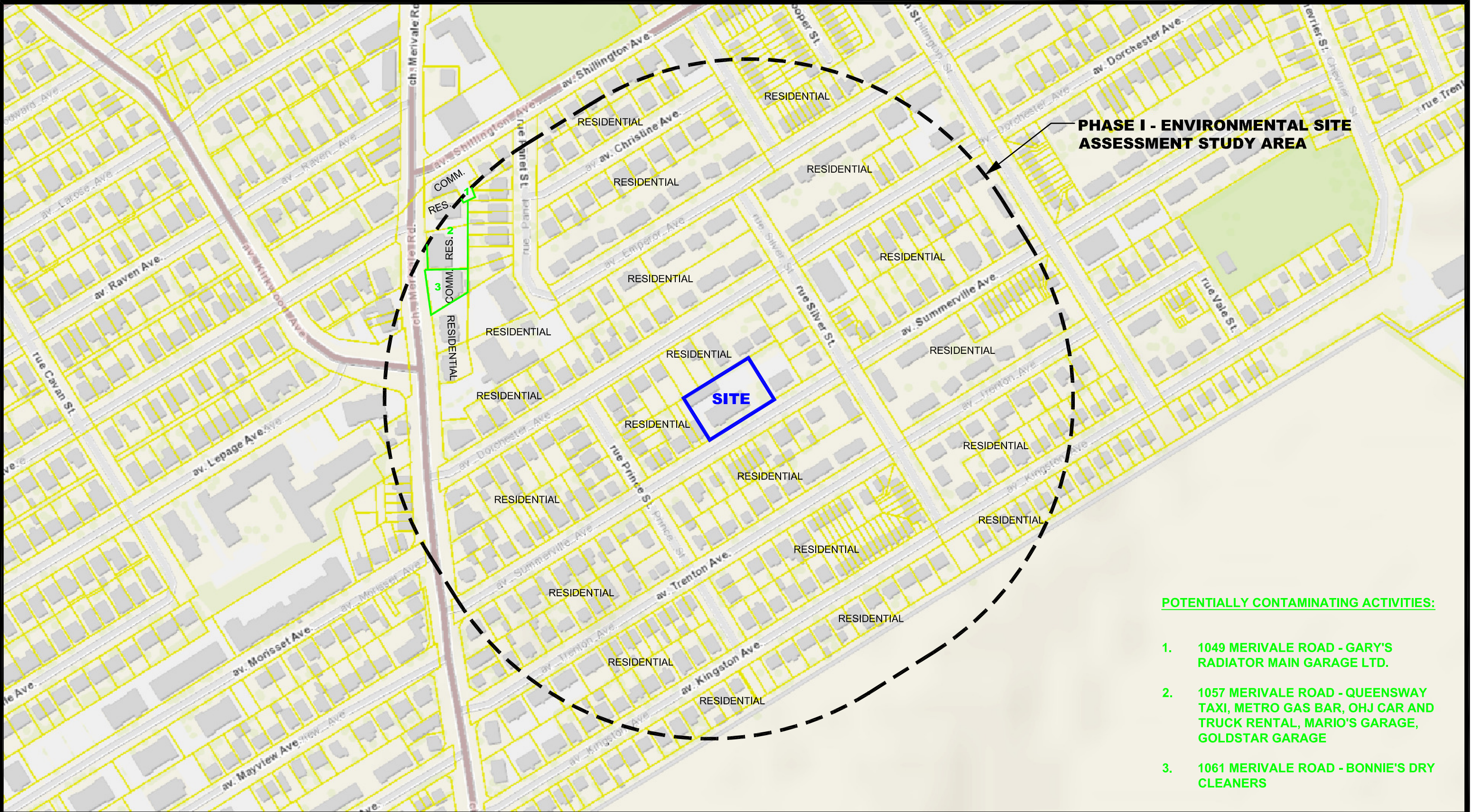


FIGURE 2
TOPOGRAPHIC MAP





POTENTIALLY CONTAMINATING ACTIVITIES:

1. 1049 MERIVALE ROAD - GARY'S RADIATOR MAIN GARAGE LTD.
2. 1057 MERIVALE ROAD - QUEENSWAY TAXI, METRO GAS BAR, OHJ CAR AND TRUCK RENTAL, MARIO'S GARAGE, GOLDSTAR GARAGE
3. 1061 MERIVALE ROAD - BONNIE'S DRY CLEANERS

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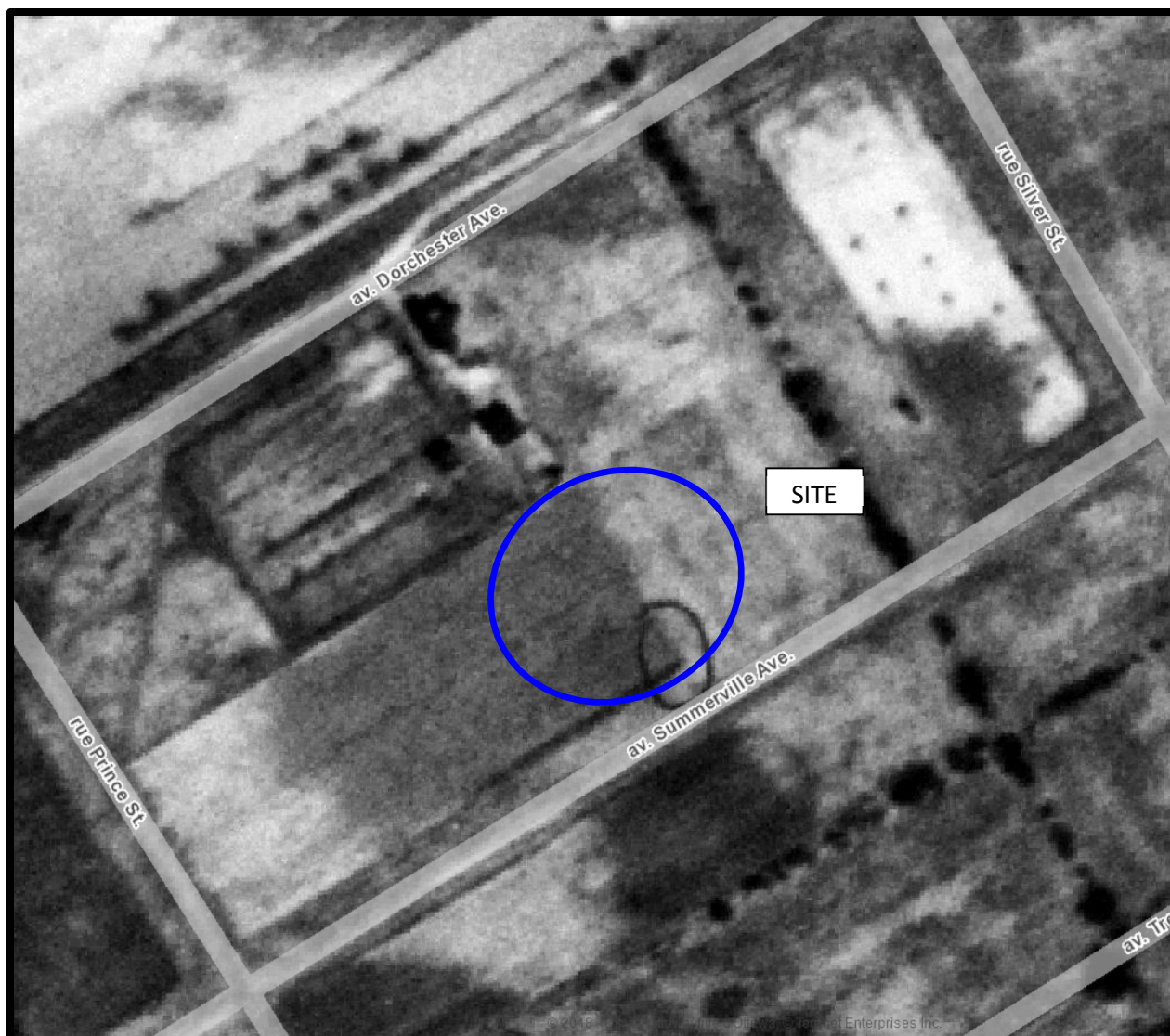
0			
NO.	REVISIONS	DATE	INITIAL

CONCORDE MANAGEMENT	
PHASE I - ENVIRONMENTAL SITE ASSESSMENT	
1305 SUMMERVILLE AVENUE	
OTTAWA,	ONTARIO
Title:	
SURROUNDING AND USE PLAN	

Scale:	1:3000	Date:	10/2018
Drawn by:	RCG	Report No.:	PE4432-1
Checked by:		Dwg. No.:	PE4432-2
Approved by:	MSD	Revision No.:	0

APPENDIX 1

AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPH
1928



AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1965



AERIAL PHOTOGRAPH
1976



AERIAL PHOTOGRAPH
1999



AERIAL PHOTOGRAPH
2008



AERIAL PHOTOGRAPH
2017

APPENDIX 2

MECP FREEDOM OF INFORMATION SEARCH

CITY OF OTTAWA HLUI SEARCH

WATER WELL RECORDS

TSSA CORRESPONDENCE

**Ministry of the Environment,
Conservation and Parks**

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de
la Protection de la nature et des
Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



September 24, 2018

Phillip Price
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K3E 7J5

Dear Phillip Price:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2018-06129, Your Reference PE4432

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 1305 Summerville Avenue, Ottawa.

After a thorough search through the files of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact the Freedom of Information Office at 416-314-4075.

Yours truly,

for

Janet Dadufalza
FOI Manager

Office Use Only

Application Number: _____	Ward Number: _____	Application Received: (dd/mm/yyyy): _____
Client Service Centre Staff: _____	Fee Received: \$	<input type="text"/>



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:**

1305 Summerville Avenue, Ottawa

** Mandatory Field*

Applicant/Agent Information:

Name:	<input type="text" value="Paterson Group Inc."/>		
Mailing Address:	<input type="text" value="154 Colonnade Road, Ottawa, Ontario"/>		
Telephone:	<input type="text" value="613-226-7381"/>	Email Address:	<input type="text" value="pprice@patersongroup.ca"/>

Registered Property Owner Information:

☐ Same as above

Name:	<input type="text" value="Concorde Management Development"/>		
Mailing Address:	<input type="text" value="5689 Power Road, Ottawa, ON"/>		
Telephone:	<input type="text" value="613-291-8660"/>	Email Address:	<input type="text" value="jt@concorde-properties.ca"/>

Site Details

Legal Description
and PIN:

Blk 44; lot 43 Summerville N Plan 294
PIN: 040440084

What is the land
currently used for?

Residential

Lot frontage:

m

Lot depth:

m

Lot area:

m²

OR

Lot area: (irregular lot)

2,600

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

\$102.00

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 Paterson Group _____ ("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): 10/09/2018 _____

Per: Philip Price _____

(Please print name)

Title: Project Scientist _____

Company: Paterson Group Inc. _____

UTM 118 2 4 4 2 7 4 0 E

9 R 5 0 2 4 7 3 0 N

Elev. 9 R 0 3 0 0

Basin 2 5



ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

RECEIVED

NOV 26 1952

15 N. 8490
GEOLOGICAL BRANCH
DEPARTMENT of MINES

Water Well Record

Country or Territorial District Caledon Township, Village, Town or City St. LawrenceTown or City NepeanRoad Minerals RoadDate Completed 20 September 1952 Cost of Well (excluding pump) 150.00

Pipe and Casing Record

Pumping Test

Casing diameter(s) 4" Date 30 Sept
 Length(s) of casing(s) 20' Static level 12 feet
 Type of screen Pumping level 30 feet
 Length of screen Pumping rate 200 gals
 Distance from top of screen to ground level Duration of test 1/2 hr
 Is well a gravel-wall type? Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) <u>Fresh</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur, etc.) <u>Hard</u>	<u>60'</u>	<u>fresh</u>	<u>48 feet</u>
Appearance (clear, cloudy, coloured) <u>Clear</u>	<u>80 feet</u>		
For what purpose(s) is the water to be used? <u>domestic</u>	<u>115 feet</u>		
How far is well from possible source of contamination? <u>50'</u>			
What is the source of contamination? <u>septic tank</u>			
Enclose a copy of any mineral analysis that has been made of water <u> </u>			

Well Log

Overburden and Bedrock Record

From

To

0 ft.

...ft.

1 to 8 feet Black Clay

1

8

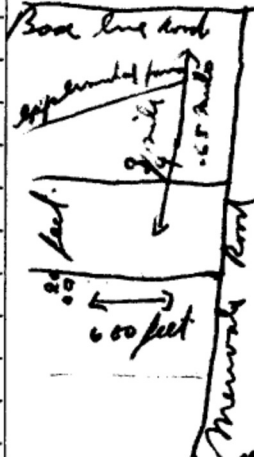
8 - 121 White Limestone

8

121

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



UTM 18 4431015 E9 R 50249310 NElev. 9 R 01165Basin 25 

ONTARIO

RECEIVED

JUN 12 1953

GEOLOGICAL BRANCH
DEPARTMENT of MINES

No.

8931

The Well Drillers Act

Department of Mines, Province of Ontario

Water Well Record

Carleton Place

Village, Town or City... Ottawa

Town or City).....

1131 TrentonDate Completed... 23 May 1953 Cost of Well (excluding pump).....
(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s)..... <u>4"</u>	Date..... <u>May 22</u> <u>1953</u>
Length(s) of casing(s)..... <u>29'</u>	Static level..... <u>6'</u>
Type of screen.....	Pumping level..... <u>6'</u>
Length of screen.....	Pumping rate.....
Distance from top of screen to ground level.....	Duration of test.....
Is well a gravel-wall type?.....	Distance from cylinder or bowls to ground level.....

Water Record

Kind (fresh or mineral)..... <u>Fresh</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur, etc.)..... <u>Hard</u>			
Appearance (clear, cloudy, coloured)..... <u>clear</u>	<u>40 ft</u>	<u>Hard</u>	<u>34 ft</u>
For what purpose(s) is the water to be used?..... <u>domestic</u>			
How far is well from possible source of contamination?..... <u>40 ft</u>			
What is the source of contamination?..... <u>Septic tank</u>			
Enclose a copy of any mineral analysis that has been made of water.....			

Well Log

Overburden and Bedrock Record

From

To

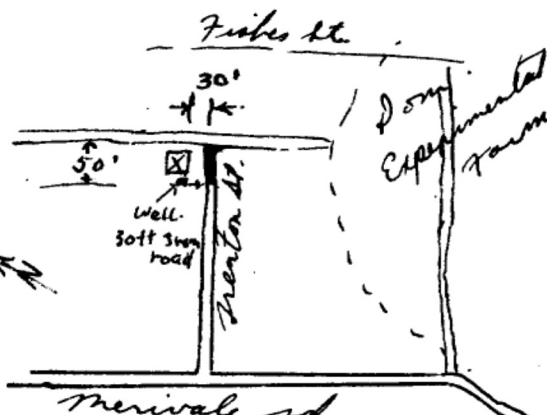
0 ft.

....ft.

0505064

Location of Well

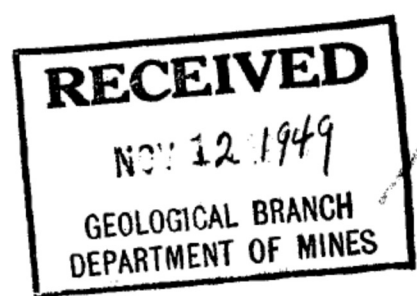
In diagram below show distances of well from road and lot line. Indicate north by arrow.



18
9
19
25

442620
5024880
0315

53 315/56



10611

The Well Drillers Act
Department of Mines, Province of Ontario

Water Well Record

OTTAWA

Con. 11 of 33 Lot. 33 Pt. Lot. 33
CHESTER AVE. Acres
including pump)

Pipe and Casing Record

Pumping Test

Casing diameter(s)	Date <u>SEPT. 3 1949</u>
Length(s) of casing(s)	Developed Capacity <u>350 G. P. H.</u>
Length of screen	Duration of Test <u>60 MIN</u>
Type of screen	Pumping Rate <u>500 G. P. H.</u>
Type of pump	Drawdown <u>21'</u>
Capacity of pump	Static level of completed well <u>21'</u>
Depth of pump setting	Is well a gravel-wall type? <u>No</u>

Water Record

Kind (fresh or mineral) <u>FRESH</u>	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Quality (hard, soft, contains iron, sulphur etc.) <u>MEDIUM HARD</u>	<u>56'</u>	<u>FRESH</u>	<u>12'</u>
Appearance (clear, cloudy, coloured) <u>CLOUDY</u>	<u>85'</u>	<u>"</u>	<u>64'</u>
For what purpose(s) is the water to be used? <u>HOUSEHOLD</u>			
How far is well from possible source of contamination? <u>50'</u>			
What is source of contamination? <u>SEPTIC TANK</u>			
Enclose a copy of any mineral analysis that has been made of water			

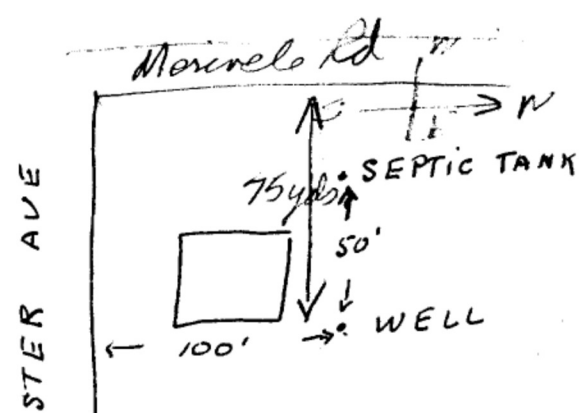
Well Log

Drift and Bedrock Record

	From	To
<u>TILL</u>	<u>0 ft.</u>	<u>13 ft.</u>
<u>LIMESTONE</u>	<u>13</u>	<u>85</u>

Location of Well

In diagram below show distances of well from road and lot line



RE: TSSA Records Search, PE4432 - Ottawa, ON (No Record Found)

Public Information Services <publicinformationservices@tssa.org>

Tue 2018-09-11 4:38 PM

Inbox

To: Philip Price <PPrice@Patersongroup.ca>;

Good afternoon. Thank you for your request for confirmation of public information.

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

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA. Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Jan

From: Philip Price <PPrice@Patersongroup.ca>

Sent: September 10, 2018 2:46 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: TSSA Records Search, PE4432 - Ottawa, ON

Good morning,

Could you please conduct a search of your records for underground/aboveground storage tanks, historical spills and other incidents/infractions for the following addresses for properties located in Ottawa, Ontario:

1305 SUMMERVILLE AVE

1291 SUMMERVILLE AVE

1302 SUMMERVILLE AVE

1304 SUMMERVILLE AVE

1312 SUMMERVILLE AVE

1313 SUMMERVILLE AVE

1312 DORCHESTER AVE

1316 DORCHESTER AVE

1322 DORCHESTER AVE

1290 DORCHESTER AVE

Thank you very much,

Philip Price

patersongroup

solution oriented engineering

60 years serving our clients

154 Colonnade Road South

Ottawa, Ontario, K2E 7J5

Tel: (613) 226-7381 Ext. 243

Fax: (613) 226-6344

Email: pprice@[patersongroup.ca](mailto:pprice@patersongroup.ca)

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

APPENDIX 3

QUALIFICATIONS OF ASSESSORS

Philip Price
BSc.
FGS

**Environmental
Engineering**

**Geotechnical
Engineering**

**Materials Testing
Quality Control**

Building Sciences

Hydrogeology

**Archaeological
Services**

POSITION

Intermediate Environmental Scientist

EDUCATION

Kingston University, London, England, BSc (Hons), 2005
Geology

EXPERIENCE

2018 - Present:

Paterson Group Inc.

Consulting Engineers

Environmental Division

Intermediate Environmental Scientist

2016 - 2018

Harrison Group Environmental Ltd.

Consulting Engineers

Senior Environmental Engineer

2013 - 2016

Harrison Group Environmental Ltd.

Consulting Engineers

Environmental Engineer

2009 – 2011

AP Geotechnics Ltd.

Consulting Engineers

Geotechnical Engineer

2006 - 2009

Harrison Group Environmental Ltd.

Consulting Engineers

Junior Environmental Engineer

SELECT LIST OF PROJECTS

Remediation Supervision – Residential Development, Arnprior

Remediation Supervision – Residential Development, Ottawa

Remediation Supervision – Commercial Development, Ottawa

Phase I & II ESA – Commercial Development, Bells Corners, Ottawa

Groundwater Monitoring and Sampling – Various Location, Ottawa

Phase I ESA – Various Locations, Ontario

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Services

POSITION

Associate and Supervisor of the Environmental Division
Senior Environmental/Geotechnical Engineer

EDUCATION

Queen's University, B.A.Sc.Eng, 1991
Geotechnical / Geological Engineering

MEMBERSHIPS

Ottawa Geotechnical Group
Professional Engineers of Ontario

EXPERIENCE

1991 to Present

Paterson Group Inc.

Associate and Senior Environmental/Geotechnical Engineer
Environmental and Geotechnical Division
Supervisor of the Environmental Division

SELECT LIST OF PROJECTS

Mary River Exploration Mine Site - Northern Baffin Island
Agricultural Supply Facilities - Eastern Ontario
Laboratory Facility – Edmonton (Alberta)
Ottawa International Airport - Contaminant Migration Study - Ottawa
Richmond Road Reconstruction - Ottawa
Billings Hurdman Interconnect - Ottawa
Bank Street Reconstruction - Ottawa
Environmental Review – Various Laboratories across Canada - CFIA
Dwyer Hill Training Centre – Ottawa
Nortel Networks Environmental Monitoring - Carling Campus – Ottawa
Remediation Program - Block D Lands – Kingston
Investigation of former landfill sites – City of Ottawa
Record of Site Condition for Railway Lands – North Bay
Commercial Properties – Guelph and Brampton
Brownfields Remediation – Alcan Site - Kingston
Montreal Road Reconstruction - Ottawa
Appleford Street Residential Development - Ottawa
Remediation Program - Ottawa Train Yards
Remediation Program - Bayshore and Heron Gate
Gladstone Avenue Reconstruction – Ottawa
Somerset Avenue West Reconstruction - Ottawa