



PATERSON GROUP

February 6, 2024
File: PE5366-LET.01

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Windmill Development Group Ltd.

300 Richmond Road
Ottawa, Ontario
K1Z 6X6

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Retaining Wall Design
Noise and Vibration Studies

Attention: **Mr. Ross Farris**

Subject: **Phase I-Environmental Site Assessment Update**
2475 Regina Street
Ottawa, Ontario

patersongroup.ca

Dear Mr. Ross,

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 Site Assessment, 2475 Regina Street, Ottawa, Ontario" prepared by Paterson Group Inc. (Paterson), dated October 26, 2021.

This update report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg. 153/04, as amended. This update report is to be read in conjunction with the 2021 report.

Background

The Phase I Property is located on the north side of Regina Street, immediately before the dead end/east end of Regina Street, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan following the text of this letter.

The Phase I - Property is occupied by a single storey long-term care home. The Phase I Property is situated in an area serviced by the municipality.





Previous Engineering Reports

- ❑ 'Phase I Environmental Site Assessment, 2475 Regina Street, Ottawa, Ontario', prepared by Paterson Group, dated October 26, 2021.

At the time of the 2021 Phase I ESA, the subject site was occupied by the present-day single-storey long term care home. The Phase I ESA indicated that the Phase I Property was first developed with the current single-storey long term care home circa 1980. Four historical PCAs were identified within the Phase I – Study Area in the form of a historical landfill, a dry cleaner, an automotive service garage and railway. Based on their separation distances as well as their cross or down gradient orientation with respect to the subject site, the identified PCAs were not considered to result in APECs on the Phase I – Property. A Phase II ESA was not recommended for the subject property at that time.

It was recommended that an asbestos survey of the building be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition or renovation, if one had not already been conducted. It was also recommended that that paint be tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

Records Update

Ministry of the Environment, Conservation and Parks (MECP) Instruments

A request was submitted to the MECP Freedom of Information (FOI) 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. A response from the MECP indicated that no records were found for the subject site.

MECP Submissions

A request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions for the property. A response from the MECP indicated that no records were found for the subject site.

MECP Incident Reports

A request was submitted to the MECP FOI 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. A response from the MECP indicated that no records were found for the subject site.



MECP Waste Management Records

A request was submitted to the MECP FOI office for information with respect to waste management records. A response from the MECP indicated that no records were found for the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically on February 6, 2024 to inquire about current and former underground storage tanks, spills and incidents for the site and neighbouring properties. A response from the TSSA indicated that no records were listed in the TSSA registry for the Phase I Property or the adjacent properties.

City of Ottawa Historical Land Use Inventory (HLUI)

As part of this assessment, a requisition form was submitted to the City of Ottawa to request information from the City's Historical Land Use Inventory (HLUI) database for any environmental records pertaining to the subject site as well as any properties situated within the Phase I study area.

A response from the City had not been received prior to the issuance of this report. A copy of the response will be forwarded to the client should it contain any pertinent information. A copy of the submission request has been included in the Appendix following the body of this report.

Aerial Photographs

The latest aerial image in the 2021 Phase I ESA report was from 2019. A review of an aerial photograph from 2022 did not reveal any significant changes on the Phase I or surrounding properties.

Property Owner Representative Interview

Mr. Ross Farris, a representative of the current property owner, was interviewed by email. Mr. Farris was unaware of any environmental concerns or changes in use on the Phase I Property or in the immediate vicinity.

Site Reconnaissance

A site visit was conducted on February 6, 2024, by personnel from the Environmental Department of Paterson Group. Weather conditions were sunny with a temperature of approximately 0° C. 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 visit.



The Phase I - Property consists of a single storey commercial long term care home with asphaltic parking areas immediately to the south, east and west of the building. The Phase I - Property and regional topography slope down towards the north/northwest, in the direction of the Ottawa River. Water drainage on the Phase I - Property consists of infiltration in the vegetated areas as well as sheet flow to manholes located along Regina Street and a catch basin located in the southwestern portion of the parking lot. No ponded water was observed on the Phase I – Property. No signs of staining or indications of potential sub-surface contamination were observed at the time of the site visit.

No additional PCAs were identified during the site visit.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I- ESA Update is considered to be sufficient to conclude that there are no PCAs or APECs on the Phase I Property. A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

Conceptual Site Model

No changes have been made to the Phase I Property or Phase I Study Area since the completion of the 2019 Phase I – ESA and as such, the conceptual site model (CSM) does not require any modification. Please refer to the original Phase I – ESA for a detailed description of the CSM.

Conclusion

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

Statement of Limitations

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

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

Paterson Group Inc.

Mohammed Ramadan, B.Sc

Mark S. D'Arcy, P.Eng., Q.P. ESA

Report Distribution:

- Windmill Development Group Ltd.
- Paterson Group

Appendix:

- Figure 1 - Key Plan
- 2022 Aerial Photograph
- FOI Response
- TSSA Response
- City of Ottawa HLUI Request Form





FIGURE 1
KEY PLAN



AERIAL PHOTOGRAPH
2022

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

Access and Privacy Office
12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

**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
Téléc.: (416) 314-4285



September 28, 2021

Samuel Berube
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Samuel Berube:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2021-02573, Your Reference PE5366 / 20210623155423014

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 2475 Regina Street (Lot 23 Concession 1) Nepean , 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. **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 Hira Ashraf at (647) 642-9681 or hira.ashraf@ontario.ca.

Yours truly,

Noel Kent
Manager, Access and Privacy

RE: Records Search for PE5366

Public Information Services <publicinformationsservices@tssa.org>

Tue 2/6/2024 2:54 PM

To: Mohammed Ramadan <MRamadan@patersonsgroup.ca>

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please apply for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.

Please follow the steps below to access the applications and the Service Prepayment Portal:

Accessing the applications

1. Click [Request a Public Record](#)
2. Select the appropriate application, download it, complete it in full and save it (you will have to upload application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form - **PI-095-v2**) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Slavka Zahrebelny | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3585 | Fax: +1 416-734-6242 | E-Mail: szahrebelny@tssa.org

www.tssa.org

**Winner of 2023 5-Star Safety Cultures Award**

From: Mohammed
Ramadan

<MRamadan@patersongroup.ca>

Sent: Tuesday, February 6, 2024 2:31 PM

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

Subject: Records Search for PE5366

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good Afternoon,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills, or other incidents/infractions** for the following address in **Ottawa, Ontario**:

2475, 2481 Regina St
1225, 1275, 1285 Richmond Rd
285, 291, 297, 301 Lincoln Heights Rd
94 McEwen Ave

Regards,

MOHAMMED RAMADAN, B.Sc.
Environmental Inspector

TEL: (613) 226-7381 ext. 345
DIRECT: (613) 909-8069

9 AURIGA DRIVE
OTTAWA ON K2E 7T9



patersongroup.ca

TEMPORARY SHORING DESIGN SERVICES ARE NOW AVAILABLE, PLEASE CONTACT US TO SEE HOW WE CAN HELP!

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.

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, Real Estate 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:**

2475 Regina Street, Ottawa, ON

** Mandatory Field*

Applicant/Agent Information:

Name:	Mohammed Ramadan		
Mailing Address:	9 Auriga Drive		
Telephone:		Email Address:	mramadan@patersongroup.ca

Registered Property Owner Information:

☐ Same as above

Name:	Ross Farris		
Mailing Address:	2475 Regina Street		
Telephone:		Email Address:	ross.farris@windmilldevelopments.com

Site Details

Legal Description
and PIN:

What is the land
currently used for?

Residential

Lot frontage:

m

Lot depth:

m

Lot area:

0

m²

OR

Lot area: (irregular lot)

10357.40000000 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

\$136.00

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, Real Estate 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): 02/06/2024

Per: Mohammed Ramadan
(Please print name)

Title: Environmental Scientist

Company: Paterson Group



**PATERSON
GROUP**

February 6, 2024
File: PE5366 -HLUI

City of Ottawa
110 Laurier Avenue W
Ottawa, Ontario
K1P 1J1

Subject: **Authorization Letter, HLUI Search
Phase I-Environmental Site Assessment
2475 Regina Street
Ottawa, ON**

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
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Rural Development Design
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Noise and Vibration Studies

patersongroup.ca

Dear Sir/Madame

Please consider this letter as confirmation that Paterson Group has been retained to conduct a Phase I-Environmental Site Assessment at the aforementioned property.

With this letter, the property owner authorizes the City of Ottawa and other regulatory bodies to release, to Paterson Group, information requested for the purpose of completing an environmental assessment of the property.

Name of Company/Property Owner: Parkway House Development LP

Name of Representative:

Ross Farris

Signature:

Date:

February 6, 2024