



PATERSON GROUP

November 6, 2024
File: PE5915-LET.03

Metric Homes

4829 Abbott Street East
Ottawa, Ontario
K2V 0L4

Attention: **Mr. Pierre Bernier**

Subject: **Phase I - Environmental Site Assessment Update**
4829 Abbott Street East
Ottawa, Ontario

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

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

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) carried out 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 Update, 4829 Abbott Street East, Ottawa, Ontario" prepared by Paterson, dated November 22, 2022. 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.

Background

The Phase I Property is located to the northeast of the Abbott Street East and Cranesbill Road intersection in the City of Ottawa, Ontario. The Phase I Property is an irregular shaped lot with an area of 9,325m². The property was previously part of a larger tract of land addressed 950 Terry Fox Drive. The Phase I Property is situated in a primarily residential area.

Previous Engineering Reports

The following reports were reviewed prior to this assessment:

- ❑ 'Phase One Environmental Site Assessment, 950 Terry Fox Drive, Ottawa, Ontario,' prepared by Houle Chevrier Engineering Ltd., dated September 11, 2014.

The Phase I ESA indicated that the subject property was vacant agricultural land and had never been developed. No potentially contaminating activities (PCAs) were identified that



resulted in areas of potential environmental concern (APECs) on the Phase I Property. No further investigation was recommended.

- ❑ 'Phase I Environmental Site Assessment Update, 4829 Abbott Street East, Ottawa, Ontario,' prepared by Paterson, dated November 22, 2022.

The 2022 Phase I ESA Update found no significant changes to the subject or neighbouring properties. No potential environmental concerns were identified on or surrounding the Phase I Property. Based on the findings of the assessment, a Phase II ESA was not recommended.

Records Update

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 29, 2024. The Phase I Property 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.

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

As part of the 2022 Phase I ESA Update, a request was submitted to the MECP Freedom of Information (FOI) office for information with respect to MECP issued instruments for the site, reports related to environmental conditions or records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the MECP, in addition to any waste management records. According to the MECP, there were no records found related to the Phase I Property.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site and neighbouring properties. No Records of Site Condition (RSCs) were filed for the Phase I Property or any properties within 250m of the subject property.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted October 29, 2024, to inquire about current and former underground/aboveground storage tanks, spills, and incidents for the Phase I Property and neighbouring properties. No records were found for the Phase I Property or neighbouring properties. A copy of the TSSA correspondence is appended.



City of Ottawa Historical Land Use Inventory (HLUI)

A search request for the City of Ottawa's Historical Land Use Inventory database was requested as part of the 2022 Phase I ESA Update assessment. A response had not been received at the time of the previous report. As part of this assessment, the HLUI Response was reviewed and found no records for the subject property or surrounding lands within 250m. A copy of the HLUI response has been appended to this report.

Environmental Risk Information Services (ERIS) Report

An Environmental Risk Information Service (ERIS) Report was obtained as part of the previous 2022 Phase I ESA Update for the Phase I Property and properties within the Phase I Study Area. No records associated with the Phase I Property were identified. There were several environmental compliance approvals related to municipal and private sewage works, as well as pesticide register records within 250m of the subject site. None of the activities were considered to pose a potential risk to the subject property.

Aerial Photographs

The latest aerial photograph reviewed as part of the 2022 Phase I ESA Update was from 2021. The 2024 aerial photograph was reviewed for this update. No changes were observed on the project site. To the east, new roads were paved and detached residential dwellings were constructed. The stormwater management area has remained unchanged since the previous 2021 aerial photograph. Due to the off-site, downgradient location with respect to the subject property, it is not considered to pose a risk to the Phase I Property. The other surrounding lands appear unchanged from the 2021 aerial photograph. A copy of the 2024 aerial photograph has been appended to this report.

Well Records

A search of the MECP's website for all drilled well records within 250m of the Phase I Property was conducted. Based on the online mapping search results, one well record was identified on the Phase I Property. This well was drilled in 2015 and was noted during the 2022 Phase I ESA Update. No other details are available about the well. Given the lack of available information, the location of the well, date of installation, surrounding land use, and availability of municipal services, this well is not considered to be a concern to the subject property.

Site Reconnaissance



A site visit was conducted on November 4, 2024, by Paterson personnel from the environmental department. The uses of the subject and neighbouring properties were assessed at the time of the site visit.

In the south most corner of the Phase I Property is located a sales and administrative office building, which has 2 attached garage bays, and associated paved asphalt parking lot and landscaped areas. No concerns were identified with respect to the on-site building. The majority of the site is undeveloped. At the time of site visit, the undeveloped portion of the subject site was under construction. Several smaller piles of soil fill were located around the property, with a larger pile located in the northern most corner. A small pile of gravel fill was located to the northwest of the office building, along the southwest border of the site. Excavators and debris such as fencing and metal rods were primarily located near the southeast border.

The site topography is generally flat, with the local topography slightly sloping to the north toward the stormwater management area. Site drainage consists primarily of surface infiltration in the undeveloped area with some sheet flow on the paved parking lot surface to catch basins located on Abbott Street East.

No evidence of any aboveground or underground storage tanks was noted at the time of the site visit. No signs of staining or discolouration were observed on the ground, though it should be noted that much of the ground surface had been recently disturbed due to construction. No areas of ponded water were observed. No areas of unidentified substances were observed on-site at this time. No PCAs were identified during the site visit.

Neighbouring Properties

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

- ☐ North: A vacant lot under construction, followed by the stormwater management area;
- ☐ South: Abbott Street East, followed by residential dwellings;
- ☐ East: Stormwater management pond;
- ☐ West: Residential dwellings, followed by Cranesbill Road and additional residential dwellings.



Based on the downgradient location of the stormwater management area, it is not considered to pose a risk to the Phase I Property. No other potential concerns were identified with the current use of the surrounding lands.

Conceptual Site Model Update

Based on the review of current information for the Phase I Property as well as the recent site visit, the following describes the Phase I Conceptual Site Model:

Fill Placement

Based on observations made during the site visit, large amounts of fill material have been placed on the Phase I Property. As part of the previous 2022 Phase I ESA, the fill was determined to have been placed on-site as part of a surcharge program and consisted of clean imported fill as well as reworked native material from the adjacent property (removed during excavation of the stormwater management pond). This fill is not a concern with respect to the Phase I Property.

Existing Buildings and Structures

The Phase I Property is occupied by a temporary one-storey building, which is currently used as Metric Homes sales and administrative offices. It has two attached garage bays used for storage and parking. No other structures were observed on-site.

Subsurface Structures and Utilities

The Phase I Property has underground municipal utilities as well as buried electrical, communications, and natural gas lines.

Neighbouring Land Use

Neighbouring land use within 250m of the subject property consists primarily of residential and vacant land use. A stormwater management area is located to the northeast.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No PCAs were identified on the Phase I Property. The stormwater management area was considered to be a PCA identified within 250m but is not considered to result in an APEC on the Phase I Property based on its downgradient location with respect to the subject property.



Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of the Phase I ESA Update is considered to be sufficient to conclude that there are no PCAs that have resulted in an APEC 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.

Conclusion

As a result of the records update and follow-up site visit undertaken as part of this assessment in order to meet the requirements of O.Reg. 153/04, as amended, **it is our opinion that a Phase II ESA is not required for the Phase I 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 Metric Homes. Permission and notification from Metric Homes 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.

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



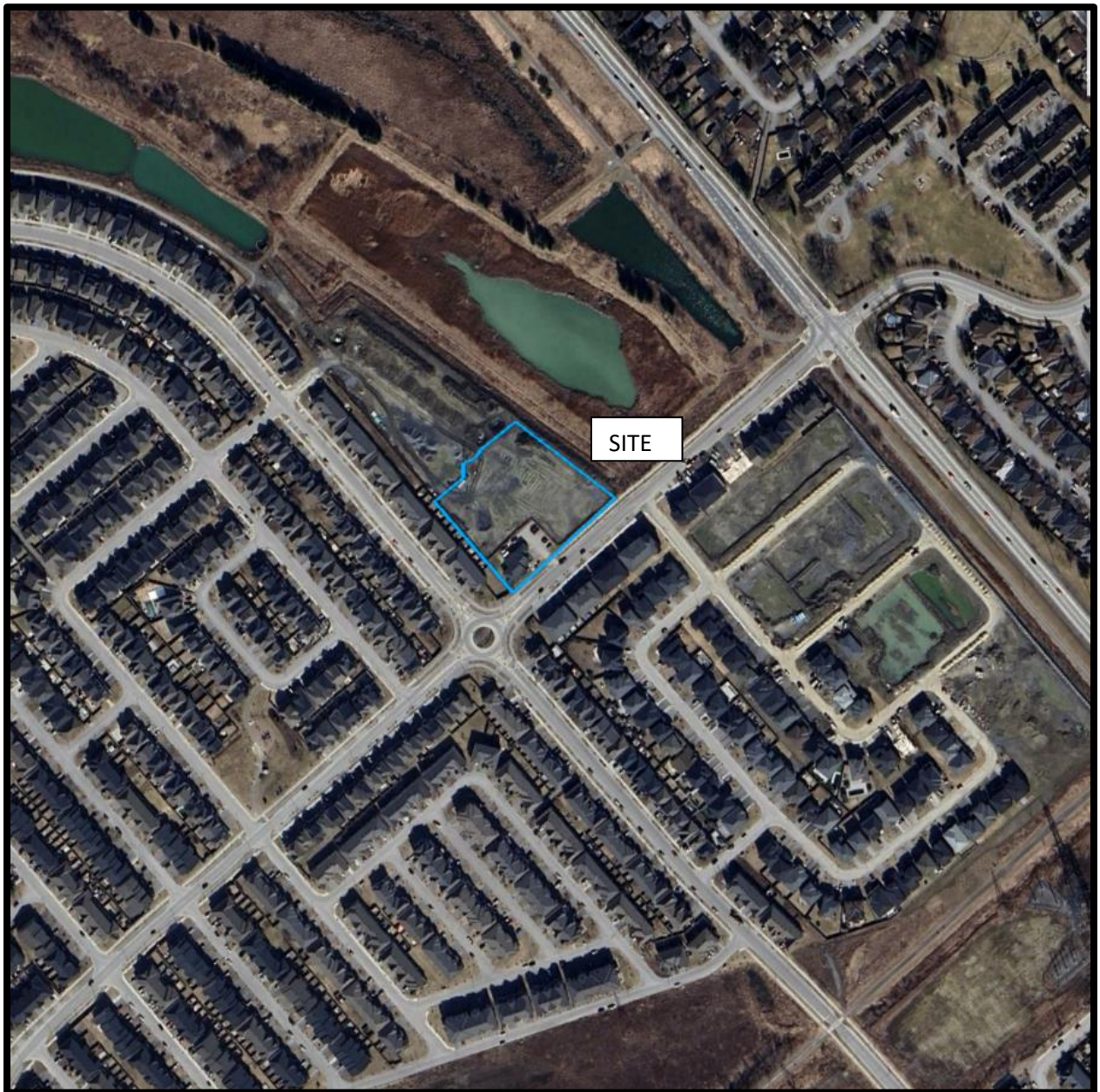
Report Distribution:

- ☐ Metric Homes
- ☐ Paterson Group

Appendix:

- ☐ 2024 Aerial Photograph
- ☐ TSSA Response
- ☐ HLUI Response





AERIAL PHOTOGRAPH 2024

RE: PE5915 - 4829 Abbott Street East

From Public Information Services <publicinformationsservices@tssa.org>

Date Tue 10/29/2024 2:52 PM

To Amelia Ufholz <aufholz@patersongroup.ca>

External Email: Do not click on links or open attachments unless you trust the sender.

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 go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

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,



Melanie Fowler | Public Information Releases Agent

Legal

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3593 | Fax: +1 416-231-4903 | E-Mail: mfowler@tssa.org

www.tssa.org



Winner of 2023 5-Star Safety Cultures Award

From: Amelia Ufholz

<aufholz@patersongroup.ca>

Sent: Tuesday, October 29,
2024 12:21 PM

To: Public Information
Services

<publicinformationsservices@
tssa.org>

Subject: PE5915 - 4829
Abbott Street East

Good afternoon,

[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.

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

4800, 4829, 4838, 4852 Abbott Street East

205 Metric Circle

75 Axel Crescent

532 Roundleaf Way

220 Ponderosa Street

101, 106 Cranesbill Road

Thank you,



AMELIA UFHOLZ
Student Field Technician

Environmental Division

TEL: (613) 226-7381 ext. 115
DIRECT: (613) 701-8996

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!

NEW OFFICE OPEN IN THE GREATER TORONTO AREA WITH OUR EXPANSIVE LIST OF SERVICES NOW AVAILABLE!

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.



File Number: D06-03-22-0178

December 5, 2022

Kelly Martinell
Paterson Group Inc.
9 Auriga Drive, Ottawa Ontario
Sent via email [kmartinell@patersongroup.com]

Dear Kelly Martinell,

**Re: Information Request
4829 Abbott Street E, 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,

Steven Payne
Student Planner

Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East

Planning Services
Planning, Infrastructure and Economic Development Department

MB / **SP**

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-22-0178

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PRN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Length	Shape_Area
No HLUI Area features within 250m																								

OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	TANK_LOCATION	TANK_CONTENT	TANK_SIZE	TANK_TYPE	TANK_STATUS	SOURCE	INSTALLED_ST_NUM	INSTALLED_ST_NAME	INSTALLER	INSTALLED_DATE	COMMENT	MTM_X	MTM_Y	IMAGE_MAP	IMAGE_CERTAINTY	IMAGE_MAP_Z	TANK_MATERIAL	TANK_ID	TANK_LEAKING	TANK_REMOVED	REMOVED_DATE	DATE_INSTALLED	NATURE_OF_BUSINESS	SCANNED_DRAWING	TEMPRESID	CAPACITY_UOM	MUNICIPALITY	POSTCODE	
No HLUI Point features within 250m																															

HLUI SUMMARY REPORT
LINEAR FEATURES

OBJECTID	SOURCE	FEATURE	YEAR	COMMENT	NAME	Shape_Length
No HLUI Line features within 250m						

HISTORIC LANDFILL FEATURE	The historic landfills identified within the HLUI are referenced from the City's Old Landfill Management Strategy report (OLMS, 2004). Contact the City's Environmental Remediation Unit (ERU-UAE@ottawa.ca) if you would like more information about the old landfill sites identified in the OLMS report.
WATER_SUPPLY	No Landfills within 500m
WASTETYPE	
WASTEDEPTH	
UTM_NAD27_NORTHING	
UTM_NAD27_N_NOTE	
UTM_NAD27_EASTING	
UTM_NAD27_E_NOTE	
Unique ID	
TOPOGRAPHY	
SOIL_COVER	
SIZE_HA	
SITE_STATUS	
SITE_NAME	
SITE_IDENTIFICATION	
SITE_COORD	
SITE_ALIAS	
SITE_ACCES	
Site ID French	
Site Name French	
SHAPE.LEN	
SHAPE.AREA	
SHAPE	
SERVICE_AREA	
ROAD_TYPE	
ROAD_NAME	
PHYSICAL	
PARENT_ID	
PARAMETERS	
OWNERCATEGORY	
OWNER	
OVERBURDEN	
OTHERREF	
OTHER_INFO	
OPERATOR	
OPERATIONAL_PERIOD	
OBJECTID	
MOE_ID	
METHANE	
MAGNITUDE	
LOCTN_REF	
LOCATION	
LANDFILL_1998_ID	
INFORMATION_SOURCE	
GROUNDWATER_FLOW_DIRECTION	
GLOBALID	
G_VERSION	
G_NEXT_VERSION	
G_GENERATION	
FORMER_MUN	
ECOLOGICAL	
DISTANCE_TO_SURFACE_WATER	
DEPTH_TO_GROUNDWATER	
DEPTH_TO_BEDROCK	
CONCENTRTN	
Common Name French	
Common Name	
ANDERSONSWASTEDISPOSALSITES_T	
D.	
ADJACENT_OWNER	
ADJACENT_LANDUSE	
ADJACENT_INDUSTRY	
ACTIVITYID	
ACTIVITY2	