

March 11, 2020

Project No. 20140347

Ms. Christa Jones

Lioness Development Inc. c/o Urbandale Corporation
2193 Arch Street
Ottawa, Ontario
K1G 2H5

**PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
130 HUNTMAR DRIVE
OTTAWA, ONTARIO**

Dear: Ms. Christa Jones

Further to the request from Lioness Development Inc. c/o Urbandale Corporation (the “Client”), Golder Associates Ltd. (Golder) is pleased to provide this Phase I Environmental Site Assessment (ESA) Update of the property located at 130 Huntmar Drive in Ottawa, Ontario (the “Site”). The objective of the update was to confirm that the previous report conclusions remain valid.

Activities carried out in association with this Phase I ESA Update consisted of the following:

- A review of the previous Phase I ESA report that was completed for the Site in February 2015.
- Completion of a Site visit and interview.
- Review of previous Records Review for currency and gaps.
- Completion of this Phase I ESA Update letter memo.

The purpose of the work is to provide an update of the Phase I ESA previously conducted at the Site. This report should be read in conjunction with the previous 2015 Phase I ESA report.

For purposes of describing locations in this report, we have identified a Project North, such that Huntmar Drive has a north-south axis.

OVERVIEW OF FEBRUARY 2015 PHASE I ESA

An Ontario Regulation 153/05 compliant Phase One ESA was conducted at the Site in September 2014 by Golder. The findings and recommendations of the 2015 Phase One ESA were documented in a report entitled “Phase I Environmental Site Assessment, 130 Huntmar Drive, Ottawa, Ontario”, dated February 2015 and prepared by Golder. Based on the review of the 2015 Phase One ESA, the following was considered noteworthy:

- At the time of the Site visit which was conducted in September 2014, the Site consisted of vacant, undeveloped land.

- The Site has never been developed and has only been agricultural and/or vacant land since at least 1947 (earliest aerial photograph).
- The surrounding land uses consisted of residential, commercial, agricultural and industrial land uses. A retail fuel outlet and police station were present to the northwest of the Site, a residential house with construction equipment stored at its rear was present immediately north of the Site, residential development was present to the south and west of the Site and a City of Ottawa Maple Grove Depot (municipal works yard) was located immediately east of the Site.
- The Phase One ESA did not identify and on-Site Potentially Contaminating Activities (PCAs); however, it did identify the following two off-Site PCAs:
 - A retail fuel outlet with associated fuel USTs located approximately 130 m northwest of the Site at 225 Huntmar Drive.
 - A City of Ottawa Maple Grove depot with equipment storage, three fuel ASTs and equipment repair garages located on the adjacent property east of the Site. The tanks and garage were greater than 120 metres east of the Site boundary.
- The off-Site PCAs were not considered to represent Areas of Potential Environmental Concern (APECs) on the Site.
- It is noted that a fuel AST was located on the residential property immediately west of the Site at 180 Huntmar Drive. The AST appeared to be a propane AST and therefore was not considered to be a PCA.

MARCH 2020 SITE RECONNAISSANCE

Golder completed a Site visit on March 4, 2020. The Site visit consisted of a walk-around the Site along with a cursory inspection of surrounding properties from the Site and publicly accessible areas. Photographs of relevant features noted during the Site visit are provided in Attachment A.

At the time of the Site visit, the Site consisted of an approximately 21 hectares (51.9 acres) of undeveloped land that was snow covered. There were no changes to the Site since the 2015 Phase One ESA. Similarly, the surroundings lands within the Phase One Study Area remained the same as they were at the time of the 2015 Phase One ESA; however, some of the equipment storage at the rear of the property north of the Site has been removed and the residential property immediately west of the Site at 180 Huntmar Drive has been redevelopment with a school. A propane AST was present on this property.

Noteworthy land uses on the adjacent lands included the retail fuel outlet to the northwest of the Site and the City of Ottawa Maple Grove depot with associated fuel ASTs, equipment storage and equipment repair garages located on the adjacent property east of the Site. The repair garages and fuel ASTs were located approximately 120 and 170 m east of the Site, respectively.

INTERVIEW

Golder conducted an interview with Christa Jones, Land Development Coordinator at Urbandale (the "Site Representative") who indicated that no activities have occurred on the Site since the 2015 Phase One ESA, that she was not aware of any spills, releases or dumping that has occurred on the Site since the previous 2015 Phase One ESA and that she was not aware of any activities occurring on the adjacent properties that may have resulted in an adverse effect on the Site.

SUMMARY OF FINDINGS

Based on the findings of the Phase One ESA Update, no PCAs were identified on the Site and the only off-Site PCAs that were identified are the two that were previously identified in the 2015 Phase One ESA, specifically the retail fuel outlet to the northwest of the Site and the adjacent City of Ottawa Maple Grove Depot with three associated fuel ASTs and equipment repair garages. The retail fuel outlet is not considered to be a PCA that will result in an APEC on the Site given the distance (130 m) and amount of infrastructure between the Site and the retail fuel outlet and that there have been no reported spills at the retail fuel outlet. The City of Ottawa Maple Grove Depot is also not considered to be a PCA that will result in an APEC on the Site given that the fuel ASTs and equipment repair garages were located greater than 120 m from the Site and hydraulically cross-gradient with respect to the Site.

Following the completion of the update, it is concluded that the conclusions of the previous Phase One ESA remain valid. These conclusions are that there are no APECs identified on the Site and that a Phase Two ESA is not recommended to be carried out at the Site at this time.

STUDY LIMITATIONS

This report was prepared for the exclusive use of Lioness Developments Inc. and Urbandale Corporation and is intended to provide an assessment of the current environmental conditions for the property located at 130 Huntmar Drive in Ottawa, Ontario. Any use which another party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the other parties. Should additional parties require reliance on this report, written authorization from Golder Associates Ltd. will be required. No assurance is made regarding the accuracy and completeness of the data obtained from other parties. Golder Associates Ltd. disclaims responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase One ESA Update visit of the Site conducted by Golder Associates Ltd. It is based solely on conditions of the Site encountered at the time of the Site visit on March 4, 2020, supplemented by a review of historical information and data obtained by Golder Associates Ltd. as described in this report. No soil, water, liquid, gas, mould, product or chemical sampling and analytical testing at or in the vicinity of the Site were conducted as part of this assessment.

In evaluating the Site, Golder Associates Ltd. has relied in good faith on information provided by others noted in this report. We have assumed that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons contacted.

If new information is discovered during future work, including but not limited to, site assessment, excavations, borings or other studies, Golder Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

CLOSURE

We trust the above meets with your current requirements. Should you have any comments, questions, or require additional information, please do not hesitate to contact this office.

Yours truly,

Golder Associates Ltd.



Alyssa Whiteduck, B.Sc, P.Eng
Environmental Engineer

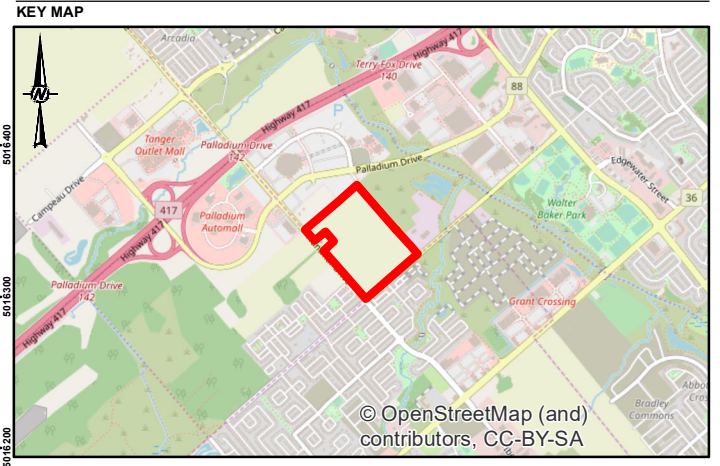


Keith Holmes, P.Geo, PMP
Associate/Geoscientist

AW/KPH/ha

[https://golderassociates.sharepoint.com/sites/124098/project files/6 deliverables/phase i esa update/phase i esa update letter/phase i esa update 130 huntmar drive.docx](https://golderassociates.sharepoint.com/sites/124098/project%20files/6%20deliverables/phase%20i%20esa%20update/phase%20i%20esa%20update%20letter/phase%20i%20esa%20update%20130%20huntmar%20drive.docx)

Attachments: Figure 1 – Site Plan
Attachment A – Site Photographs

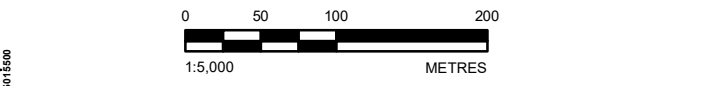


© OpenStreetMap (and) contributors, CC-BY-SA
SCALE 1:50,000

- LEGEND**
- ① CITY OF OTTAWA MAPLE GROVE DEPOT WITH FUEL ASTs, MAINTENANCE EQUIPMENT STORAGE AND EQUIPMENT REPAIR GARAGES
 - ② RETAIL FUEL OUTLET WITH ASSOCIATED FUEL USTs
 - ROADWAY
 - WATERCOURSE
 - PHASE I SITE
 - PHASE I STUDY AREA

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2014
2. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9, VERTICAL DATUM: CGVD28



CLIENT LIONESS DEVELOPMENT INC.		
PROJECT PHASE I ENVIRONMENTAL SITE ASSESSMENT 130 HUNTMAR DRIVE, OTTAWA, ONTARIO		
TITLE SITE PLAN		
CONSULTANT	YYYY-MM-DD	2020-03-06
	DESIGNED	---
	PREPARED	JEM
	REVIEWED	ADW
	APPROVED	KPH
PROJECT NO. 20140347	CONTROL 0001	REV. 0
		FIGURE 1

Path: N:\Active\Spatial_ILM\UrbanDevelopment\LandUse\PRC\20140347_Lioness\Golder\0001_PPhase1_ESA\301\03_06_20\145-0001.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 28mm

ATTACHMENT A
Site Photographs



Photo 1 – Looking north at the vacant land on the Site.



Photo 2 – Looking east at the Site from Huntmar Drive

CLIENT
Lioness Development Inc.

PROJECT
Phase I Environmental Site Assessment Update,
130 Huntmar Drive, Ottawa, ON

CONSULTANT

YYYY-MM-DD 2020-03-06

DESIGNED AW

PREPARED AW

REVIEWED KPH

APPROVED KPH

TITLE

Photographic Record

PROJECT NO. 20140347

REV. A





Photo 3 – Photo of the retail fuel outlet located on the surrounding lands northwest of the Site.



Photo 4 – Looking southeast at Maple Grove Road and residential houses on the surrounding lands south of the Site.

CLIENT
Lioness Development Inc.

PROJECT
Phase I Environmental Site Assessment Update,
130 Huntmar Drive, Ottawa, ON

CONSULTANT

YYYY-MM-DD 2020-03-06

TITLE

Photographic Record



DESIGNED AW

PREPARED AW

REVIEWED KPH

APPROVED KPH

PROJECT NO. 20140347

REV. A



Photo 5 – Photo of the City of Ottawa Maple Grove Depot located on the adjacent east of the Site. The repair garages are visible on the east side of the building.



Photo 6 – Fuel ASTs located on the eastern portion of the City of Ottawa Maple Grove Depot.

CLIENT
Lioness Development Inc.

PROJECT
Phase I Environmental Site Assessment Update,
130 Huntmar Drive, Ottawa, ON

CONSULTANT

YYYY-MM-DD 2020-03-06

TITLE
Photographic Record



DESIGNED AW

PREPARED AW

REVIEWED KPH

APPROVED KPH

PROJECT NO. 20140347

REV. A



Photo 7 – Construction equipment located on the rear/east of the residential property immediately north of the Site.



Photo 8 – Looking south the Huntmar Drive located west of the Site.

CLIENT
Lioness Development Inc.

PROJECT
Phase I Environmental Site Assessment Update,
130 Huntmar Drive, Ottawa, ON

CONSULTANT

YYYY-MM-DD 2020-03-06

TITLE

Photographic Record



DESIGNED AW

PREPARED AW

REVIEWED KPH

APPROVED KPH

PROJECT NO. 20140347

REV. A