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March 4, 2026
File: PE5303-LET.04

Colonnade BridgePort
16 Concourse Gate, Suite 200
Ottawa, Ontario
K2E 7S8

Attention: **Ms. Sampoorna Bhattacharya**

Subject: **Phase I – Environmental Site Assessment Update
2006, 2020, & 2026 Scott Street and
314 & 318 Athlone Avenue
Ottawa, Ontario**

Dear Ms. Bhattacharya,

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 previous Phase I ESA Update report completed by Paterson, dated March 16, 2023.

This letter report is intended to meet the requirements for an updated Phase I ESA Update, as per Ontario Regulation (O.Reg.) 153/04, and is to be read in conjunction with the previous 2023 Phase I ESA Update report and the original 2021 Phase I ESA report.

Site Information

The Phase I Property is located on the south side of Scott Street, between Athlone Avenue and Winona Avenue, in the City of Ottawa, Ontario. The Phase I Property is currently occupied with a former community curling arena, an unoccupied semi-detached residential dwelling, two vacant commercial office buildings, and an unoccupied mixed-use building. The Phase I Property is serviced with municipal infrastructure and is situated in an urban setting surrounded primarily by residential properties.



Historical Records Review

Phase I ESA Study Area Determination

A radius of approximately 250m was deemed appropriate for defining the study area for this assignment, herein referred to as the Phase I Study Area. Properties located outside of the Phase I Study Area are not considered to have had the potential to impact the Phase I Property, based on their significant separation distances.

First Developed Use Determination

Based on a review of the available historical information, the Phase I Property was first developed with residential dwellings circa 1910.

National Pollutant Release Inventory

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. This federally managed database provides various reports and tracking information relating to the release of solid, liquid, or gaseous pollutants from industrial facilities into the natural environment. A search of this database did not identify any pollutant release records listed for the Phase I Property or properties situated within the Phase I Study Area.

Ministry of the Environment, Conservation and Parks (MECP)

As part of the original 2021 Phase I ESA, a request was submitted to the MECP Freedom of Information office for access to any pertinent environmental records or information associated with the Phase I Property. The response indicated that no relevant records were identified on the Phase I Property.

As part of this update, a new request for information was not submitted to the MECP as it is our opinion that no new information would be obtained.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment. This database contains publicly available information on Records of Site Condition (RSCs) filed in the Province of Ontario between 2004 and 2025.

A review of the registry identified two new RSCs filed for properties within the Phase I Study Area:

- ❑ *RSC #B-403-1321064205* – 305, 311, & 315 Tweedsmuir Avenue, 1976 Scott Street, and 320 McRae Avenue (approximately 100m to the northeast); According to the RSC filed on March 23, 2023, by Pinchin Ltd., the RSC Property was completely remediated, with the removal of approximately 5,850 m³ of soil. No contaminated groundwater was identified on the RSC Property, and no groundwater was pumped off-site for groundwater control



purposes. This property is not considered to represent a potential environmental concern to the subject property based on its separation distance from the Phase I Property.

- ❑ *RSC #B-403-5334235943* – 320 McRae Avenue (approximately 145m to the east); According to the RSC filed on June 5, 2025, by Pinchin Ltd., no contaminated soil or groundwater was identified on this property during the subsurface investigation. As a result, no remedial work was required for this property. This property is not considered to represent a potential environmental concern to the Phase I Property.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted electronically on February 26, 2026, as part of this assessment, to inquire about current and former fuel storage tanks, spills, and historical incidents for the Phase I Property as well as neighbouring properties within the Phase I Study Area. The response from the TSSA indicated that no records were identified with respect to the Phase I Property or adjacent properties. A copy of the correspondence with the TSSA is appended to this report.

City of Ottawa Historical Land Use Inventory (HLUI)

As part of the original 2021 Phase I ESA, 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 Phase I Property as well as any properties situated within the Phase I Study Area. The response from the City had indicated that an automotive service garage was formerly present on the Phase I Property at 2020 Scott Street, which is considered to represent a potential environmental concern on the Phase I Property. Additionally, a second automotive service garage was identified off-site on the neighbouring property west at 2046 Scott Street, which is also considered to represent a potential environmental concern to the Phase I Property. At the time of the 2026 site visit, the automotive service garage has ceased operations.

As part of this update, a new request for information was not submitted to the City, as it is our opinion that no new information would be obtained.

Aerial Photographs

The latest aerial photograph reviewed as part of the 2023 Phase I ESA report was from 2021. After a review of the 2025 aerial photograph, no significant changes were apparent with respect to the Phase I Property or the surrounding properties since the time of the previous aerial photograph. A copy of the 2025 aerial photograph has been appended to this report.

Water Well Records

An updated search of the MECP's website for all drilled well records within 250m of the Phase I Property was conducted on February 27, 2026. No new well records were identified for the Phase I Property since the 2023 Phase I ESA Update report.



Several new well records were identified within the Phase I Study Area, drilled between 2023 and 2024, however, no relevant information is provided within the well records.

Site Reconnaissance

The site visit was conducted on March 2, 2026, by personnel from Paterson's Environmental Department. 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 from publicly accessible areas.

Site Description

The Phase I Property is currently occupied with a former community curling arena, an unoccupied semi-detached residential dwelling, two vacant commercial office buildings, and an unoccupied mixed-use building. The remainder of the Phase I Property is largely paved with asphaltic concrete, as well as some landscaped areas fronting Athlone Avenue.

The site topography is relatively flat and at grade with neighbouring properties and roadways, whereas the regional topography slopes gradually to the northwest towards the Ottawa River.

Water drainage on the Phase I Property consists primarily of sheet flow to catch basins within the asphaltic parking lot or along neighbouring roadways. No ponded water, stressed vegetation, surficial staining, or any other indications of potential sub-surface contamination were observed on the Phase I Property at the time of the site inspection.

No apparent changes have been made to the Phase I Property since the previous 2023 Phase I ESA Update report.

A depiction of the Phase I Property is illustrated on Drawing PE5303-1 – Site Plan appended to this report.

Buildings and Structures

The Phase I Property is currently occupied with a former community curling arena, an unoccupied semi-detached residential dwelling, two vacant commercial office buildings, and an unoccupied mixed-use building. No apparent changes have been made to the subject buildings since the previous 2023 Phase I ESA Update report.

Potential Environmental Concerns

☐ Fuels and Chemical Storage

No ASTs or USTs were observed on the Phase I Property at the time of the site visit. No signs of staining, stressed vegetation, abnormal odours, or any other indications of potential sub-surface contamination were observed on the exterior of the Phase I Property at the time of the site inspection.



☐ **Hazardous Materials and Unidentified Substances**

No hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, stressed vegetation, or any other indications of potential sub-surface contamination were observed on the exterior of the Phase I Property at the time of the site visit.

☐ **Transformer Oil and Polychlorinated Biphenyls (PCBs)**

No sources of transformer oil and polychlorinated biphenyls were observed at the time of the site visit.

☐ **Waste Management**

At the time of the site visit, no waste is being produced on the Phase I Property.

Neighbouring Properties

At the time of the site inspection, a survey of the neighbouring properties was conducted from publicly accessible roadways.

Land use adjacent to the Phase I Property was observed as follows:

- ☐ North: Scott Street, followed by the OC Transpo Light Rail Corridor;
- ☐ South: Lion's Park and residential dwellings, followed by the Ottawa Gymnastics Centre;
- ☐ East: Athlone Avenue, followed by residential dwellings;
- ☐ West: A former automotive service garage, followed by a commercial retail building and residential apartment building.

The automotive service garage to the west has ceased operations since the last update and is not considered to represent a potential environmental concern to the Phase I Property. The neighbouring land uses within the Phase I Study Area are depicted on Drawing PE5303-2 – Surrounding Land Use Plan, appended to this report.

Conclusions and Recommendations

A review of more recent historical information, in conjunction with a visual inspection of the property, generally confirmed the information and findings contained in the 2023 Phase I ESA Update report completed by Paterson. Since that time, the Phase I Property has remained unchanged, and no new potential environmental concerns were identified with respect to the use of the site or the neighbouring properties.

It should be restated that based on the groundwater data obtained from the Phase I Property, all tested contaminant parameters were either non-detect or are in compliance with the MECP Table 7 Non-Potable Groundwater Standards. As a result, the groundwater beneath the Phase I Property is not considered to be contaminated and **it is our opinion that no further investigative work is required at this time**



Statement of Limitations

This Phase I – Environmental Site Assessment Update report has been prepared in general accordance with O.Reg. 153/04, as amended, and CSA Z768-01 (reaffirmed 2022). The conclusions presented herein are based on information gathered from a limited historical review of readily available geological, historical, and regulatory information, as well as 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 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 Colonnade BridgePort. Permission and notification from the above noted party and Paterson will be required prior to the release of this report to any other party.

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

Best Regards,

Paterson Group Inc.

Joshua Dempsey, B.Sc.

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



Attachments:

- ☐ Figure 1 – Key Plan
- ☐ Aerial Photograph (2025)
- ☐ TSSA Correspondence
- ☐ Drawing PE5303-1 – Site Plan
- ☐ Drawing PE5303-2 – Surrounding Land Use Plan



FIGURE 1
KEY PLAN



AERIAL PHOTOGRAPH
2025

Joshua Dempsey

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: February 26, 2026 4:46 PM
To: Joshua Dempsey
Subject: RE: Search Records Request (PE5303)

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 [Training \(tssa.org\)](#) for instructions on how to use the portal. 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,



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 2025 5-Star Safety Cultures Award

From: Joshua Dempsey <JDempsey@patersongroup.ca>
Sent: February 26, 2026 4:24 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request (PE5303)

⚠ External Email >

**[⚠ CAUTION]: THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE SENDER AND ARE EXPECTING THIS EMAIL. PLEASE
REPORT WITH THE PHISH REPORT BUTTON IF SUSPICIONS.**

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 addresses in Ottawa, Ontario:

Scott Street: 2000, 2006, 2020, 2026, 2046, 2050
Athlone Avenue: 314, 318
Winona Avenue: 323
Ashton Avenue: 295

Cheers,

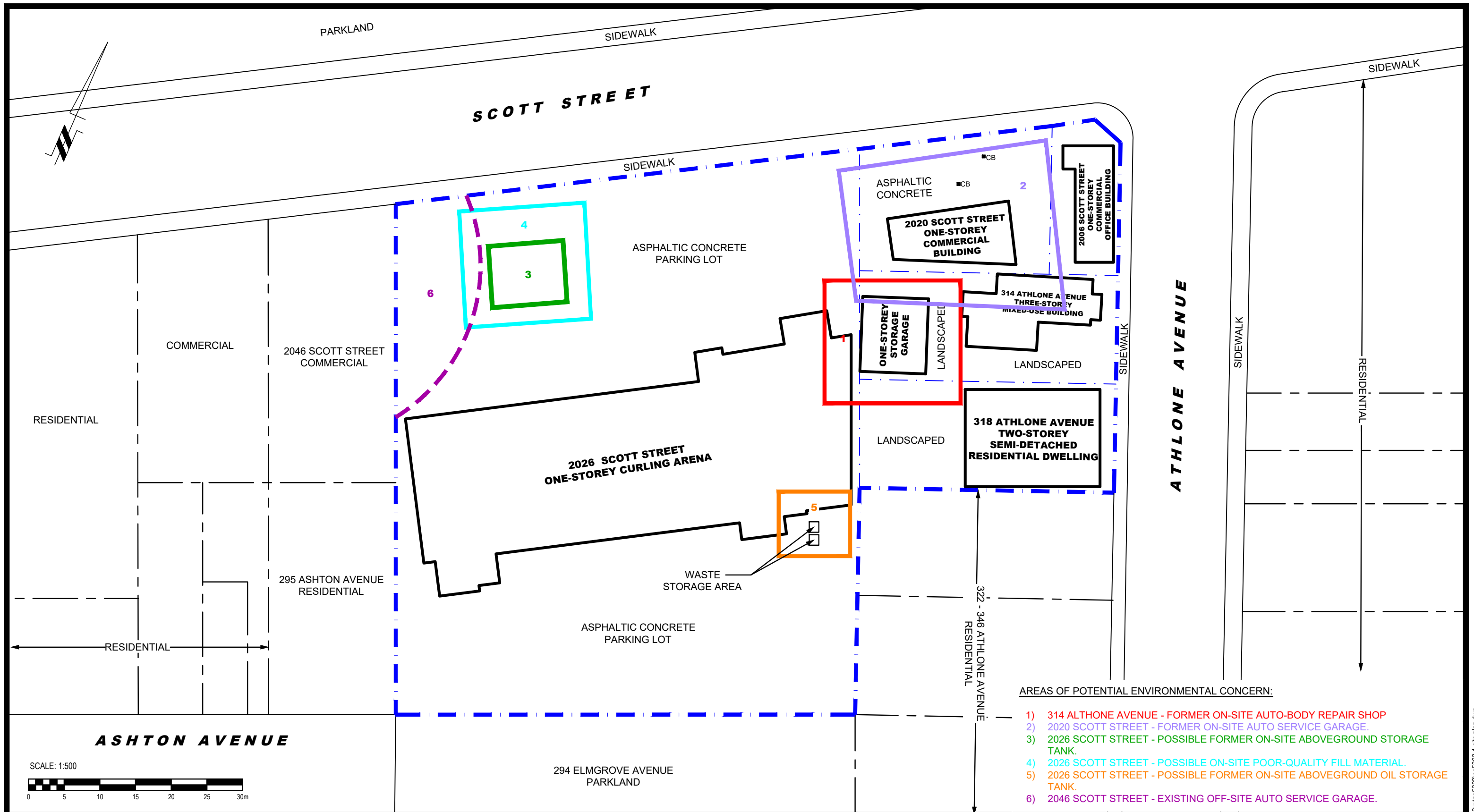


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NO.	REVISIONS	DATE	INITIAL

OTTAWA,
Title:

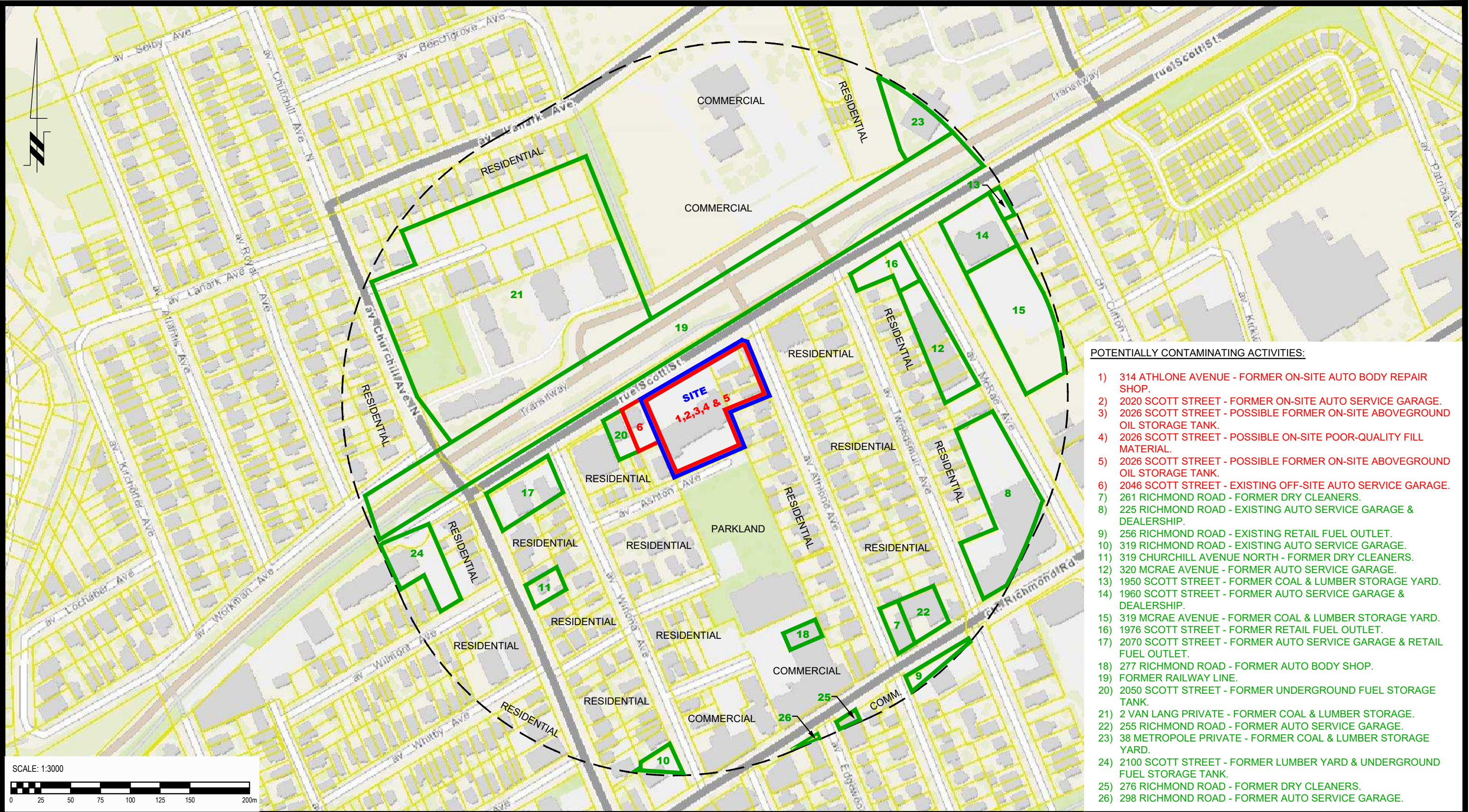
MORLEY HOPPNER GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2006, 2020 & 2026 SCOTT STREET
314 & 318 ATHLONE AVENUE

ONTARIO

SITE PLAN

Scale: 1:500
Drawn by: JM
Checked by: NS
Approved by: MSD

Date: 05/2021
Report No.: PE5303-1
Dwg No.: **PE5303-1**
Revision No.:



- POTENTIALLY CONTAMINATING ACTIVITIES:
- 1) 314 ATHLONE AVENUE - FORMER ON-SITE AUTO BODY REPAIR SHOP.
 - 2) 2020 SCOTT STREET - FORMER ON-SITE AUTO SERVICE GARAGE.
 - 3) 2026 SCOTT STREET - POSSIBLE FORMER ON-SITE ABOVEGROUND OIL STORAGE TANK.
 - 4) 2026 SCOTT STREET - POSSIBLE ON-SITE POOR-QUALITY FILL MATERIAL.
 - 5) 2026 SCOTT STREET - POSSIBLE FORMER ON-SITE ABOVEGROUND OIL STORAGE TANK.
 - 6) 2046 SCOTT STREET - EXISTING OFF-SITE AUTO SERVICE GARAGE.
 - 7) 261 RICHMOND ROAD - FORMER DRY CLEANERS.
 - 8) 225 RICHMOND ROAD - EXISTING AUTO SERVICE GARAGE & DEALERSHIP.
 - 9) 256 RICHMOND ROAD - EXISTING RETAIL FUEL OUTLET.
 - 10) 319 RICHMOND ROAD - EXISTING AUTO SERVICE GARAGE.
 - 11) 319 CHURCHILL AVENUE NORTH - FORMER DRY CLEANERS.
 - 12) 320 MCRAE AVENUE - FORMER AUTO SERVICE GARAGE.
 - 13) 1950 SCOTT STREET - FORMER COAL & LUMBER STORAGE YARD.
 - 14) 1960 SCOTT STREET - FORMER AUTO SERVICE GARAGE & DEALERSHIP.
 - 15) 319 MCRAE AVENUE - FORMER COAL & LUMBER STORAGE YARD.
 - 16) 1976 SCOTT STREET - FORMER RETAIL FUEL OUTLET.
 - 17) 2070 SCOTT STREET - FORMER AUTO SERVICE GARAGE & RETAIL FUEL OUTLET.
 - 18) 277 RICHMOND ROAD - FORMER AUTO BODY SHOP.
 - 19) FORMER RAILWAY LINE.
 - 20) 2050 SCOTT STREET - FORMER UNDERGROUND FUEL STORAGE TANK.
 - 21) 2 VAN LANG PRIVATE - FORMER COAL & LUMBER STORAGE.
 - 22) 255 RICHMOND ROAD - FORMER AUTO SERVICE GARAGE.
 - 23) 38 METROPOLE PRIVATE - FORMER COAL & LUMBER STORAGE YARD.
 - 24) 2100 SCOTT STREET - FORMER LUMBER YARD & UNDERGROUND FUEL STORAGE TANK.
 - 25) 276 RICHMOND ROAD - FORMER DRY CLEANERS.
 - 26) 298 RICHMOND ROAD - FORMER AUTO SERVICE GARAGE.

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NO.	REVISIONS	DATE	INITIAL

OTTAWA,
Title:

MORLEY HOPPNER GROUP
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2006, 2020 & 2026 SCOTT STREET
314 & 318 ATHLONE AVENUE

ONTARIO

SURROUNDING LAND USE PLAN

Scale: 1:3000
Drawn by: JM
Checked by: NS
Approved by: MSD

Date: 05/2021
Report No.: PE5303-1
Dwg No.: **PE5303-2**
Revision No.: