



PATERSON GROUP

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

February 9, 2024
File: PE6427-LET.01

14551737 Canada Inc. c/o SpaceWerx Corporation
58 Sherring Crescent
Ottawa, Ontario
K2K 2T9

Attention: **Mr. Jeff Moffatt**

Subject: **Phase I Environmental Site Assessment Update**
Vacant Commercial Property
101 Nipissing Court
Ottawa, Ontario

patersongroup.ca

Dear Sir,

Further to your request, Paterson Group (Paterson) conducted a Phase I Environmental Site Assessment (ESA) Update for the vacant property at the aforementioned location. This report updates a previous Phase I ESA entitled "Phase I Environmental Site Assessment: Vacant and Agricultural Property, 405-425 Huntmar Drive and 3001 Palladium Drive, Ottawa, Ontario" prepared by Paterson Group, dated January 8, 2014, as well as a previous Phase I ESA Update report completed by Paterson Group, dated December 21, 2021. It should be noted that the previous reports covered a larger parcel of land than the current site area. This report is to be read in conjunction with the previous reports.

Background

The Phase I ESA Property is situated on the southeast corner of the Campeau Drive and Nipissing Court Intersection, in the City of Ottawa, Ontario. Nipissing Court is assumed to run north to south for the purpose of this Phase I ESA Update.

The Phase I ESA Property is a rectangular shaped parcel of land with a footprint of approximately 1.16 hectares on the east side of Nipissing Court and is municipally serviced. The Phase I ESA Property is currently vacant and unutilized. Surrounding land use is primarily commercial. Site zoning is GM[2815] – General Mixed-Use Zone.





Previous Engineering Reports

The following report was reviewed prior to conducting this assessment:

- ❑ “Phase I Environmental Site Assessment: Vacant and Agricultural Property, 405-425 Huntmar Drive and 3001 Palladium Drive, Ottawa, Ontario.” prepared by Paterson Group, dated January 8, 2014

The 2014 Phase I ESA indicated that the assessed lands had been previously used for agricultural purposes and had become overgrown with low-lying brush and vegetation in more recent years at the time of the report. The report indicated that there were no signs of former developments on the subject site and did not reveal any environmental concerns with respect to the past or present (at the time of the report) use of the subject lands or neighbouring properties. The report concluded that a Phase II – Environmental Site Assessment was not required.

- ❑ “Phase I – Environmental Site Assessment Update, Vacant Properties, 101 and 201 Nipissing Court, Ottawa, Ontario.” prepared by Paterson Group, dated December 21, 2021

This Phase I ESA Update generally confirmed the findings of the 2014 Phase I ESA. This subject site consisted of an approximate 2.32 ha rectangular shaped parcel land, situated on the east side of Nipissing Court. It was determined that no significant changes to the subject site or neighbouring properties had occurred resulting in no environmental concerns being identified for the subject site and that a Phase II – Environmental Site Assessment was not required at the time of the report.

Phase I ESA Update, Historical and Records Review

Air Photo Research

The most recent aerial photograph reviewed as part of the previous 2021 Phase I ESA Update was taken in 2019. An Aerial photograph from 2022, accessed via City of Ottawa website entitled “*GeoOttawa*”, was reviewed as part of the current Phase I ESA Update.

The construction of Nipissing Court can be seen adjoining the south side of the Upper Canada Street and Campeau Drive intersection along with a cul-de sac at the far south end of the road. A recently constructed commercial office/warehouse building, addressed 200 Nipissing Court (Team Harding, an HVAC contractor) can be observed on the neighbouring property located approximately 50 m to the southwest. Further construction of Upper Canada Street along with the stripping of vegetation and topsoil for future development on the neighbouring property addressed 8700, 8750 Campeau Drive and



1445, 1485 Upper Canada Street can be observed to the north. No other significant or apparent changes were identified on the subject or neighbouring properties.

No environmental concerns with respect to the subject site were identified by the air photo review.

Geological Survey of Canada

A search of the Geological Survey of Canada's 'Urban Geology of the National Capital Area' web site was conducted for the subject property. Bedrock in the area of the site consists of limestone with interbedded shale of the Verulam Formation. Overburden soils consist of offshore marine sediments consisting of clays and silts. Drift thickness at the subject site is shown to be on the order of 10-15 m.

Technical Standards and Safety Authority (TSSA)

The Technical Standards and Safety Authority (TSSA), Fuels Safety Branch in Toronto, was contacted by email on February 8, 2024, to inquire about current and former underground/aboveground storage tanks, spills, and incidents for the subject site and neighbouring properties. The response from the TSSA indicated that there were no records for underground/aboveground storage tanks, historical spills, and/or other incidents/infractions for the subject site.

The response from the TSSA indicated that there were two (2) active records for the neighbouring property addressed 8825 Campeau Drive (UPS Kanata Distribution Centre), located approximately 100 m west of the subject site. One (1) of the active records regards an active propane fuel storage tank and the other pertains to an active propane refill centre. Due to the nature of propane fuel, as well as its separation distance, this property is not considered to pose an environmental concern to the subject site.

A copy of the correspondence with the TSSA is appended to this report.

Ontario Ministry of Environment, Conservation and Parks (MECP)

The Ontario Ministry of the Environment, Conservation and Parks document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and close waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No active or closed waste disposal sites were listed in the database for the Phase I Property or neighbouring properties within a 150 m radius.



A search of the MECP Brownfields Environmental Site Registry was conducted electronically on February 9, 2024 for the Phase I Property and neighbouring properties. No records were identified on the Phase I Property or adjacent properties.

Previous Engineering Report

Paterson has completed several environmental and geotechnical investigations in the vicinity of the subject site. A review of these reports did not indicate any potential environmental concerns with respect to the Phase I Property.

Observations

The Phase I ESA Update site visit was conducted on February 7, 2024, by Paterson personnel from the environmental division. The site visit included a review of the current use of the subject site and the adjacent lands.

The subject site is currently vacant and undeveloped. Small stockpiles of crushed stone and granular material, generated from the development of the surrounding properties were observed to be centrally situated on the subject site. A small stockpile of concrete debris was seen to be located on the southeast corner of the property. No other signs of imported fill material were identified anywhere on the subject lands. Large pole mounted transformers with overhead electrical power lines were seen to be running in an east to west direction, observed to be situated along the south side property line. These utilities were observed to be in good condition and recent construction at the time of the site inspection.

Through previous site assessments and review of aerial images indicate that the subject site has been previously stripped of vegetation and topsoil in preparation for future development, it should be noted that the subject site was snow covered at the time of the site inspection.

The regional topography is generally flat, sloping slightly downward toward the south. The site topography is generally flat and appears to slope slightly downward toward the southeast. Water drainage on-site occurs primarily via surface infiltration throughout the subject site with sheet flow run-off to catch basins occurring on adjacent streets. No ponded water, stressed vegetation, surficial staining, or any other indications of potential sub-surface contamination were observed on the subject site at the time of the site inspection.

No chemical products, aboveground storage tanks (ASTs), or signs of underground storage tanks (USTs) were observed on the subject site at the time of the site inspection. No concerns with respect to fuels and chemical storage were identified. No hazardous materials, unidentified substances, spills, surficial staining, abnormal odours, or any other indications of potential sub-surface contamination were observed on the subject site at the time of the site inspection.



A large pad mounted transformer approximately 20 m southeast of the subject site, was observed on the northwest corner of the neighbouring property addressed 3065 Palladium Drive. The transformer was observed to be in good condition and recent construction, free of corrosion and no visible stains, signs of leaking or stressed vegetation noted surrounding the transformer. A large pad mounted generator approximately 30 m southeast of the subject site, was observed on the northwest corner of the neighbouring property addressed 3065 Palladium Drive. The generator was observed to be in good condition and recent construction, free of corrosion and no visible stains, signs of leaking or stressed vegetation noted surrounding the generator. Multiple pole-mounted transformers were observed on the nearby electrical hydro poles on adjacent streets. Much of the nearby infrastructure was noted to be in good condition and recently constructed. No concerns were identified with respect to the nearby transformers and generator on the neighbouring properties.

Neighbouring lands were observed to consist primarily of commercial use properties and vacant lands either containing vegetation overgrowth or stripped of vegetation and topsoil in preparation of future development. No significant changes were observed with respect to other neighbouring lands in the vicinity of the subject property besides from the changes noted in the aerial photographs review. The changes observed in the aerial photographs review were found to be consistent with the findings of the site visit inspection of the subject site and neighbouring properties.

Personal Interviews

Mr. Jeff Moffatt of SpaceWerx Corporation was available by email. Mr. Moffatt did not know of any environmental concerns with respect to the Phase I Property.

Neighbouring Properties

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

- ☐ North: Asphaltic concrete paved road (Campeau Drive), followed by vacant future development land and an asphaltic concrete paved road (Upper Canada Street).
- ☐ East: Private asphaltic concrete paved laneway followed by vacant future development land and a commercial retail outlet (Cabella's) and the associated asphaltic paved parking area.
- ☐ West: Asphaltic paved concrete road (Nipissing Court) followed by vacant future development land and a commercial property containing a warehouse building (UPS Kanata Distribution Center) and another



commercial property containing an office/warehouse building (Team Harding).

- ☐ South: Vacant future development land followed by vacant treed lands.

Based on field observations during the site visit, the surrounding properties are not considered to pose a risk to the Phase I Property.

Assessment

A Phase I Environmental Site Assessment Update was conducted for the property located at 101 Nipissing Court, Ottawa, Ontario. A review of recent environmental data and a site inspection generally confirmed the information and findings contained in the previous Phase I ESA Update report completed by Paterson Group. Based on the findings of our Phase I ESA Update, in our opinion, **a Phase II Environmental Site Assessment is not required for the subject site at this time.**

Statement of Limitations

This Phase I Environmental Site Assessment Update (Phase I ESA Update) report has been prepared in general accordance with CSA Z768-01 (Reaffirmed 2022). 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. 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 Phase I Property 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 14551737 Canada Inc. Permission and notification from 14551737 Canada Inc. and Paterson Group 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.

Dominic Landry
Junior Environmental Inspector

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

Report Distribution:

- ☐ 14551737 Canada Inc.
- ☐ Paterson Group

Appendix:

- ☐ 2022 Aerial Photograph
- ☐ TSSA Correspondence





AERIAL PHOTOGRAPH
2022

Dominic Landry

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Thursday, February 8, 2024 4:11 PM
To: Dominic Landry
Subject: RE:

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are **fuels records** in our database at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code
64821820	8825 CAMPEAU DR	KANATA	ON	K2T 1C2	Active
64821822	8825 CAMPEAU DR	KANATA	ON	K2T 1C2	Active

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).
- 100, 101, 200, 201 – **Nipissing Crescent**
- 8750 – **Campeau Drive**
- 3015, 3065, 3075 – **Palladium Drive**
- 1485 – **Upper Canada Street**

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 publicinformationservices@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: Dominic Landry <DLandry@patersongroup.ca>

Sent: Thursday, February 8, 2024 2:46 PM

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

Subject:

[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.

Can you please search your records for the following addresses in **Ottawa, Ontario**?

100, 101, 200, 201 – **Nipissing Crescent**

8750, 8825 – **Campeau Drive**

3015, 3065, 3075 – **Palladium Drive**

1485 – **Upper Canada Street**

Regards,



Dominic Landry,

Junior Environmental Inspector

Environmental Division

TEL: (613) 226-7381

DIRECT: (613) 913-9626

9 AURIGA DRIVE

OTTAWA ON K2E 7T9

patersongroup.ca

EXPLORE THE POSSIBILITIES WITH US AND VISIT OUR REFRESHED WEBSITE TODAY.

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