



PATERSON GROUP

July 16, 2026
File: PE5957-LET.05

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

Attention: **Ms. Alex Gordon**

Subject: **Phase I Environmental Site Assessment Update**
1900 & 2000 City Park Drive
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 Ms. Gordon,

Further to your request, Paterson Group (Paterson) carried out a Phase I Environmental Site Assessment (ESA) Update for the aforementioned properties. This report updates a Phase I ESA entitled “Phase I Environmental Site Assessment, 1900 and 2000 City Park Drive, Ottawa, Ontario” prepared by Paterson Group, dated November 7, 2023.

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

Site Information

The subject site (Phase I Property) consists of 2 parcels of land, addressed 1900 and 2000 City Park Drive, Ottawa, Ontario. The properties combined are approximately 2.8ha in area. A five (5) storey commercial office building with one basement level as well as an asphaltic concrete parking lot and landscaped areas comprise the western portion of the site with the eastern portion being vacant land. Surrounding land use consists of residential properties to the north and east, an electrical utility building and parkland to the west, and the O-Train railway corridor followed by highway 174 to the south. The site is primarily zoned ‘Mixed-Use Zone – Hub Zone 2’, a portion of the site located in the center along City Park Drive is zoned ‘Parkland Zone - Greenspace Zone’.





Previous Engineering Reports

The following report was reviewed prior to conducting this assessment.

- ❑ “Phase I Environmental Site Assessment, 1900 and 2000 City Park Drive, Ottawa, Ontario”, dated November 7, 2023.

Based on the findings of the above-noted report, the subject property was historically used for agricultural purposes and was developed with the current 5-storey commercial office building in 1992. No significant environmental concerns were identified with respect to the historical use of the subject property or neighbouring properties. No environmental concerns were identified during the site visit based on the observed condition of the Phase I Property and surrounding lands. The 2023 Phase I ESA did not recommend a Phase II ESA.

Historical Records Update

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. The Phase I Property was not listed in the NPRI database. No records of pollutant releases were listed in the database for properties located within the Phase I Study Area.

MECP Freedom of Information (FOI)

As part of the initial 2023 Phase I ESA, requisition forms were submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions.

The response received did not identify any records with respect to the Phase I Property.

One (1) RSC based on a Phase I ESA was identified for the neighbouring property addressed 2280 City Park Drive. No potential concerns within the Phase I Study Area were identified by the RSC.

MECP Brownfields Environmental Site Registry

A search of the MECP ‘Access Environment’ website was conducted for the site, neighbouring properties and the general area of the site. One (1) record of site condition (RSC) based on a Phase I was identified for the adjacent apartment complex to the east



and was identified in the original Phase I ESA. No new records were identified on or within 250m of the Phase I Property.

OMNRF Areas of Natural and Scientific Interest (ANSI)

A search for ANSI sites situated within the Phase I Study Area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website as part of this assessment. A review of the available mapping information did not identify any ANSI sites situated on the Phase I Property or within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

As part of this Phase I ESA Update, the TSSA Fuels Safety Branch in Toronto was contacted electronically to inquire about current and former fuel storage tanks for the Phase I Properties as well as the neighbouring properties within the Phase I Study Area.

A response from TSSA was received on July 15, 2026, which indicated that no records were identified associated with the Phase I Properties or any of the immediately adjacent properties within the Phase I Study Area.

City of Ottawa Historical Land Use Inventory (HLUI) Database

As part of the initial 2023 Phase I ESA, requisition forms were 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 received did not identify any records with respect to the Phase I Study Area which were considered to pose a potential environmental concern.

A copy of the HLUI has been appended to this report.

City of Ottawa – Landfill Management Strategy

The City of Ottawa's Former Landfills online map was reviewed as part of this assessment. This map identifies 123 former landfills through the City of Ottawa's Old Landfill Management Strategy (OLMS 2004) and includes location, ownership, periods of operation and waste type for 82 sites identified as previously owned/operated either fully or in part by former municipalities and townships within the boundaries of the City of Ottawa and is updated periodically. A review of this map on March 18, 2026, did not identify any landfill sites situated on the Phase I Property or within 250m of the Phase I Property.



Aerial Photographs

The most recent aerial photograph reviewed as part of the 2023 Phase I ESA was taken in 2021. At that time, the Phase I Property was shown to consist of the present-day commercial office building on the western portion of the site while the eastern portion consisted of vacant land. The surrounding lands were generally shown to be occupied by residential land with some park land and commercial use present.

A more recent aerial photograph, taken in 2025, was reviewed as part of this assessment. At the time of this photograph, no significant changes were apparent with respect to the Phase I Property or Phase I Study Area. A copy of the above referenced aerial photograph has been appended to this report.

Well Records

A search of the MECP's website for all drilled well records within a 250m radius of the Phase I Property was conducted as part of this assessment. No well records were identified on the Phase I Property or within the Phase I Study Area.

Property Owner Representative Interview

Mr. Jacen Goldfarb, the current Senior Property Manager of 1900 City Park Drive, was available via email to respond to inquiries regarding the Phase I ESA Property. He indicated that the property has always been used for commercial office purposes and that the building has been heated by perimeter electric baseboard heaters since its construction. Mr. Goldfarb further confirmed that he was not aware of any environmental concerns associated with the Phase I Property or the surrounding properties.

Site Reconnaissance

The Phase I ESA site inspection was conducted on March 20, 2026, by personnel from Paterson's environmental division. The site inspection included a review of the Phase I Property, adjacent lands, and their current use.

Exterior Assessment

The Phase I Property is currently occupied by a 5-storey commercial office building. The subject building's exterior is finished with exposed concrete and glass. The structure has an inverted roof with a poured concrete foundation.



Solid non-hazardous waste and recycling are stored in bins located on the south side of the subject building and are collected by a private service on a regular basis. No concerns were identified with respect to the waste management practices at the Phase I Property.

The subject building occupies approximately 10 percent of the Phase I Property and is bordered by a large asphaltic concrete parking lot to the south and west, with landscaped areas located along the north and west property boundaries of the portion addressed 1900 City Park Drive, the eastern portion of the Phase I Property addressed 2000 City Park Drive consists of vacant land. Water drainage primarily occurs via infiltration with sheet flow toward catch basins occurring within the paved portions of the Phase I Property. The site topography slopes slightly downward toward the south, while the regional topography slopes southeast toward Green's Creek. The Phase I Property is located in a municipally serviced area.

No aboveground storage tanks (ASTs) or signs of underground storage tanks (USTs) were observed on the exterior of the Phase I Property. Two pad-mounted transformers were observed at the north end of the property. Based on their good physical condition and the absence of visual evidence of leakage or staining in the surrounding areas, the transformers are not considered to represent a potential environmental concern. No concerns with respect to fuels and chemical storage were identified on the exterior of the property.

Interior Assessment

The floors consisted of poured concrete, ceramic tile, carpet, and vinyl plank. The walls consisted of drywall, panelling, poured concrete, and concrete blocks. The ceilings consisted of suspended tiles and drywall. Lighting throughout the subject building was provided by fluorescent fixtures.

A diesel generator with an associated double-walled aboveground storage tank (AST) was observed in the basement mechanical room of the subject property. The AST was noted to be in good condition. No floor drains, staining, olfactory odour or potential environmental concern were noted with the back-up generator and AST at the time of the visit. A small oil tank associated with an air compressor was observed in a separate basement mechanical room; this tank was also in good condition, no floor drains, staining, olfactory odour or potential environmental concern were noted at the time of the visit.

Commercially available cleaning products and Ozone Depleting Substances (ODS), including fire extinguishers, refrigerators, HVAC, and freezers were located throughout the building. These items appeared to be properly stored and in good condition. No unusual or olfactory observations were noted at the time of this site visit. No environmental concerns



were identified with respect to fuels and chemical storage practices at the time of the site inspection.

Neighbouring Properties

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

North:	City Park Drive, followed by residential land;
East:	Residential land;
West:	Parkland and an electrical utility building, followed by residential land;
South:	O-Train LRT (railway), followed by Highway 174.

Given the relatively recent construction of the railway tracks (circa 2015), this feature is not considered to represent a potential environmental concern for the Phase I Property. Given the separation distance (100 m) and anticipated downgradient orientation of the electrical utility station, this feature is not considered to represent a potential environmental concern for the Phase I Property.

Conclusion

A review of more recent environmental records, in conjunction with a visual inspection of the properties, generally confirmed the information and findings contained in the 2023 Phase I ESA report completed by Paterson. Since that time, no significant physical changes have been made to the Phase I Property and no new potential environmental concerns were identified with respect to the use of the site or the neighbouring properties. Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment is not required for the Phase I Property.**

Statement of Limitations

This Phase I – Environmental Site Assessment 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 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



Ms. Alex Gordon
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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 parties 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.

Regards,

Paterson Group Inc.

G Pat

Grant Paterson, Technologist



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

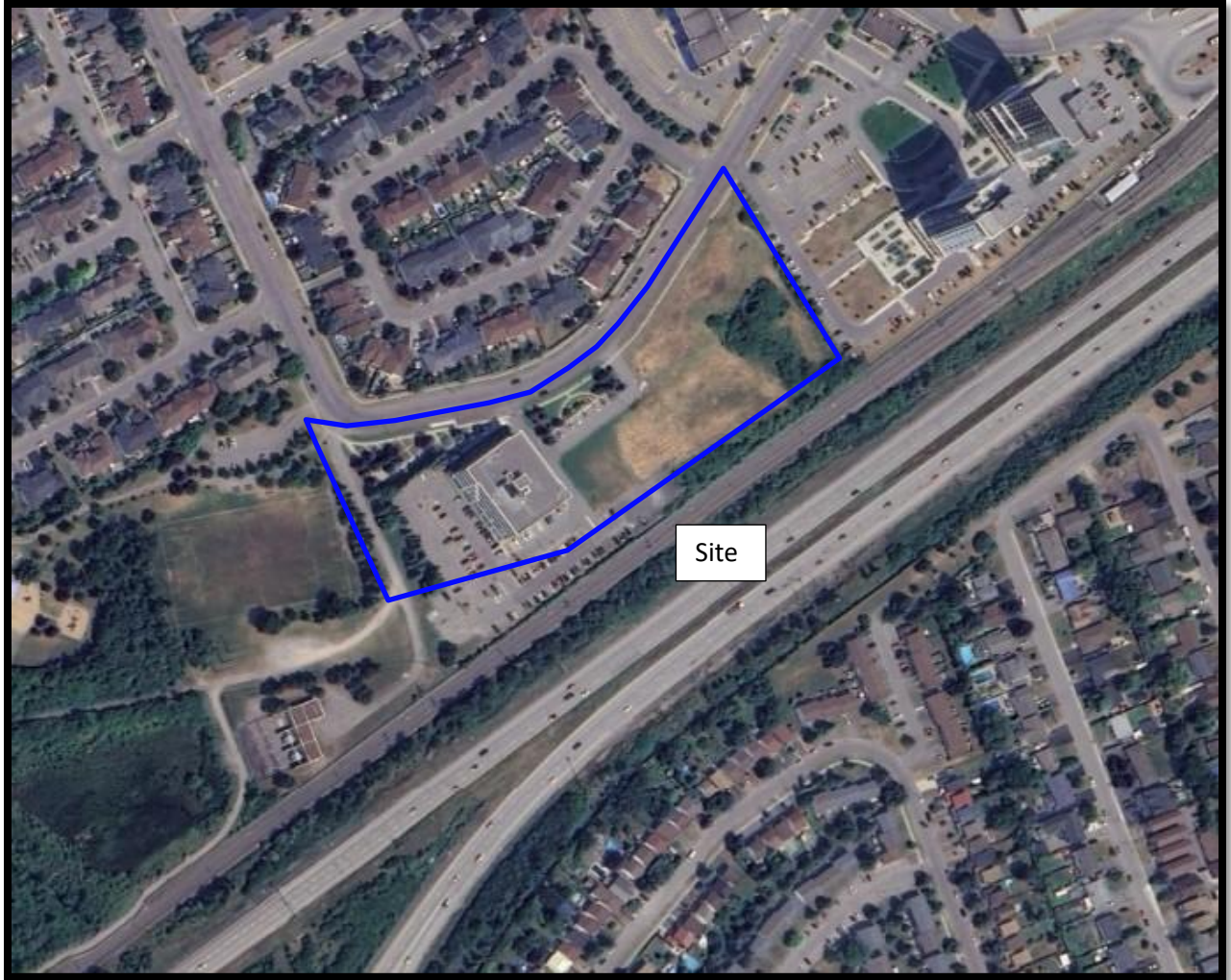
Attachments

- ☐ 2025 Aerial Photograph
- ☐ TSSA Correspondence
- ☐ HLUI Response

Report Distribution

- ☐ Colonnade BridgePort
- ☐ Paterson Group Inc.





AERIAL PHOTOGRAPH
2025

Grant Paterson

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: July 15, 2026 8:46 AM
To: Grant Paterson
Subject: RE: Search Records Request - PE5957

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,



Aleena Tahir | Public Information & Records Agent

Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3546 | E-Mail: ATahir@tssa.org
www.tssa.org



Winner of 2025 5-Star Safety Cultures Award

From: Grant Paterson <GPaterson@patersongroup.ca>
Sent: Tuesday, July 14, 2026 3:28 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Search Records Request - PE5957

⚠ 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 any underground/aboveground storage tanks or other fuel records for the following addresses in Ottawa, ON:

City Park Drive: 1800, 1820, 1900, 2000, 2280,
Frontier Path Private: 300, 400
Ogilvie Walk Crescent: 4630, 4658, 4674

Thank you,



GRANT PATERSON

Environmental Inspector

OFFICE: (613) 226-7381 ext. 344

DIRECT: (613) 800-5584

CELL: (343) 961-5549

9 AURIGA DRIVE

OTTAWA ON K2E 7T9

gpaterson@patersongroup.ca

www.patersongroup.ca

BUILDING TRUST THROUGH QUALITY ENGINEERING SINCE 1956

OTTAWA • GREATER TORONTO AREA • NORTHERN ONTARIO

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File Number: D06-03-23-0001

February 7, 2023

Mandy Witteman
Paterson Group

Sent via email mwitterman@patersongroup.ca

Dear Mandy Witteman,

Re: Information Request
1900 and 2000 Citi Park Drive, **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:

- **Environmental Remediation Unit:** The City's Environmental Remediation Unit has environmental records on file pertaining to the subject property noted above either directly on or adjacent to the subject property. To submit requests for information under the Municipal Freedom of Information and Protection of Privacy Act, please visit <https://ottawa.ca/en/city-hall/open-transparent-and-accountable-government/access-information-and-protection-privacy/access-information>
 - The Environmental Remediation Unit has a Phase One Environmental Site Assessment (Pinchin, 2016) for 1900 City Park Drive, along with a Phase I Environmental Site Assessment (Pinchin, 2012) and a geotechnical report (Inspec-Sol, 2007) for 2000 City Park Drive
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website:
<https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>

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.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the [Overview and User Guide](#)."

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

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

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,

Samuel Farkas

Student Planner | Étudiante en Urbanism
Development Review | Examen des projects d’aménagement
City of Ottawa | Ville d’Ottawa
613-580-2424 Ext. 25791

Per:

Michael Boughton, MCIP, RPP
Senior Planner
Development Review East
Planning Services
Planning, Infrastructure and Economic Development Department

MB / SF

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-23-0001

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP

