

*Prepared For Number 10 Architectural Group
310-115 Bannatyne Ave.*

***Phase 1 Environmental Site Assessment
Proposed East District Police Station***



Prepared by D. Oleksiuk P. Eng.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. LOCATION: ST. BONIFACE INDUSTRIAL PARK WINNIPEG MANITOBA
 2. CLIENT: NUMBER 10 ARCHITECTURAL GROUP / CITY OF WINNIPEG .
 3. PREPARED BY. D. OLEKSIUK P. ENG.
D. OLEKSIUK AND ASSOCIATES INC.
#3-434 ARCHIBALD ST. WINNIPEG, MB.
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EXECUTIVE SUMMARY

The following Phase I Environmental Site Assessment was carried out by D. Oleksiuk P. Eng. as principal engineer of D. Oleksiuk and Assoc. Inc. Consulting Professional Engineers. The assessment was requested by Number 10 Architectural Group. and is intended to satisfy pre-construction due diligence requirements.

The candidate site consists of an irregularly shaped lot located south of Dugald Road and east of the north-south extension of Durand Road all as per attached plot plans (Appendix 2) The methodology of the assessment was to be consistent with CMHC "Policy for Managing Environmental Risk, amended June 1993" and CSA Z768-01 "Phase 1 Environmental Assessment". Accordingly a Phase I assessment was carried out in July of 2006 using generally accepted Phase I investigative procedures as well as documentation requirements as set out in the referenced CSA document.

- To facilitate the investigation a historical survey of prior site ownership was carried out to 1977. No potential sources of contamination were identified.
- A visual appraisal of adjacent neighborhood activity failed to identify potential sources of site contamination.
- An inspection of the site failed to identify any indications of site contamination or the indication of buried tanks or other activity or materials which might be symptomatic of contamination.
- A search of Manitoba Conservation impacted site data base failed to identify any orders, warnings, or listings as a contaminated site.
- An inspection of archival aerial photographs extending to 1950 did not identify any potential sources of contamination/

BASED ON THE INVESTIGATIVE PROCESS OUTLINED I AM UNABLE TO IDENTIFY ANY VISUAL EVIDENCE OR POTENTIAL SOURCE OF ENVIRONMENTAL CONTAMINATION AT THIS SITE. NO OTHER INVESTIGATION IS RECOMMENDED.

PURPOSE OF STUDY-

To carry out a Phase I Environmental Assessment to fulfill requirements to identify the possibility of potential contamination at the subject site. The results of this study may be directed to various financial institutions for the purpose of possible financing of the subject property.

SCOPE OF WORK

The scope of work included as part of this assessment includes fulfilling the requirements of CSA Z768-02 concerning site and ground contamination.

CONSERVATION MANITOBA:

A review of Conservation Manitoba Contaminated Site Data Base to identify potential concerns or liabilities which might be associated with this site was carried out. The records identify do not identify any adjoining properties which are or may be potential sites of concern.

Manitoba Conservation records identify the following more remote sites in the general community as environmentally impacted. None are considered to have any significant potential for impacts on the candidate site.

LOCATION	SITES LISTED IN MANITOBA CONSERVATION DATA BASE
DUGALD ROAD	Note that 1755 Dugald Road is the most closely abutting the candidate site (with Dugald Road separating)
1047	A-1 Sewage File 0967
1591	Owens Corning File 1109
1661-1667	RANCAN Fertilizer Systems File 2043
DURAND	No sites listed
DE BAETS	No sites listed

SITE HISTORY AND RECORDS REVIEW

HISTORICAL TITLE SEARCH: A historical title search was carried out extending from the present back to 1977 . The search did not identify any activity or ownership which would be a potential source of significant environmental contamination. The results of the title search follow;

TITLE NUMBER	OWNER	DATE- OF TITLE
1520600	City of Winnipeg – Lot 5	Current
1522652	City of Winnipeg- Lot 6	Current
1522653	City of Winnipeg- Lot 7	Current
1522654	City of Winnipeg- Lot 8	Current
1522655	City of Winnipeg- Lot 9	Current
E80272	City of Winnipeg	20/01/78
E-80265	City of Winnipeg	20/01/78
E-54730	HMQ Province of Manitoba	03/04/77
E-54730	HMQ Province of Manitoba	03/04/77
E-54731	City of Winnipeg	03/04/77
E-54730	HMQ Province of Manitoba	03/04/77
E-54731	City of Winnipeg	03/05/77
E-54732	City of Winnipeg	03/05/77
E-54733	City of Winnipeg	03/05/77
E-54734	City of Winnipeg	03/05/77
E-54735	City of Winnipeg	03/05/77
E-54736	City of Winnipeg	03/05/77
E-54737	City of Winnipeg	03/05/77
E-54738	City of Winnipeg	03/05/77
E-54739	City of Winnipeg	03/05/77
E-54729	City of Winnipeg	03/05/77

INTERVIEWS-N/A There were no persons identified as having any significant information concerning this site. No interviews were carried out.

INSURANCE ADVISORY PLANS- A review of Insurance Advisory Plans was not carried out. The recent nature of the site development would preclude inclusion in historical fire maps.

AERIAL PHOTOGRAPHS- Aerial photographs (Appendix 4) of the site extending back to 1950 do not show any activity which could contribute to site contamination. Visual evidence supports tenancy and ownership records. The following summarizes photo observations.

PHOTO DATE	OBSERVATIONS AND COMMENTS
2003	The proposed site is unoccupied. This photo replicates current community character including dimensional data and land information legal information.
1993	The candidate site is unchanged from 2003. The local surrounding community is unchanged.
1988	No significant change from 1993.
1972	There is no commercial development. The site appears to be under cultivation and the community character is rural / agricultural.
1959	There is no commercial development. The site appears to be under cultivation and the community character is rural / agricultural.
1950	There is no commercial development. The estimated site appears to be under cultivation and the community character is rural / agricultural.

HENDERSON DIRECTORY OCCUPANCY REVIEW- A review of Henderson directory records was not carried out. The site does not have an identifiable postal address nor is it bounded by any potential sources of contamination..

CURRENT SITE CONDITIONS

ENVIRONMENTAL COMMUNITY SETTING: The candidate site is surrounded by commercial occupancies on the north, west and south and agricultural on the east. The site abuts Dugald Road on the north. The closest residential occupancy is approximately 350 meters to the north (Mission Gardens)

One drainage retention pond is located approximately 300 meters south of the site. The Red River flows in a north south direction approximately 5 km west of the site

The old St. Boniface #2 Landfill site is located approximately 1,700 meters to the west¹.

SITE DESCRIPTION: The site is an undeveloped plot, roughly rectangular in shape. Measuring approximately 257 meters in a north-south direction and 113 meters in an east west direction. The site is generally flat and is not under cultivation. Vegetation is generally native grasses and weeds. The eastern and northern boundaries are approximately defined by a row of medium sized trees. Drainage appears to be to the north and east. The southerly portion of the east property line is noticeably swampy.

EXTERIOR EXAMINATION: A site inspection did not identify any evidence of site contamination. Vegetation showed evidence of moderate stress due to lack of precipitation. There was no evidence of ground staining. The site may have received some random dumping however there was no evidence of impacted soil being deposited at this location.

Evidence of recent subsurface drilling soil cuttings were noted at three locations (Photo #3). These are presumed to be associated with a geotechnical survey of the site. The cuttings did not indicate any staining or unusual odours.

INTERIOR EXAMINATION: There are no buildings. There was no interior inspection.

STORAGE OR USE OF REGULATED OR DANGEROUS GOODS- There is no reason to believe that regulated or dangerous goods were stored at this site

SPECIAL ATTENTION ITEMS

ASBESTOS There are no buildings or other structures. Asbestos is not a potential hazard of concern.

MOULD- This assessment excludes the investigation for potential presence of biological agents such as mould.

CHEMICAL STORAGE- There was no evidence that significant volumes of regulated or dangerous chemicals were stored at this location. There was no evidence of drums or other such containers or their previous storage at this location.

BURIED TANKS There was no evidence of buried tanks. There is no record that buried tanks existed at this location.

OZONE DEPLETING SUBSTANCES- The absence of any buildings or other structures eliminates ozone depleting substances as materials of concern.

POLYCHLORINATED BIPHENYLS (PCB) - PCB contamination in an urban residential setting is typically associated with certain pieces of electrical equipment.. This type of equipment was not identified on or in

¹ "Geological Engineering Report for Urban Development Winnipeg Plate 8 Waste Disposal Sites"

close proximity to the site. Previous activities at this location are not typical of large electrical loads necessitating on-site pad mount types of transformers. None was identified.

WELLS – The general area is associated with considerable industrial well water consumption. Successful wells have been drilled at the following locations:

1. Melet Plastics- Geothermal industrial cooling. 34 DeBaets
2. Phillips and Temro- Geothermal industrial cooling. 100 Paquin
3. Transcona Golf Course- Consumptive irrigation. 2120 Dugald Road
4. Fresh Water Fish Marketing Board- Industrial consumptive and cooling. 1199 Plessis Rd.
5. Manitoba Hydro- Natural Gas Facility- Transcona Gate GS-003- NW 32-10-4 Note that this well is located immediately east of the candidate site and should be typical of subsurface conditions at the site. A copy of the driller's report is included in the appendix.

This area is serviced by a municipal water supply and contamination or potential contamination of groundwater is not considered to be an environmental consideration.

A review of the driller's report indicates that a variety clay strata exist from a depth of 1 ft. to 51 ft. mitigating any potential consequences of surface contamination.

VARIANCE FROM CSA Z768-94 MANDATORY RECORD REVIEW

1. **Maps and Photographs:** Aerial photographs have been included. Soil maps have not been considered since the site is in an urban setting with no representative soil conditions.
2. **Local information sources:** Location information sources were not identified.
3. **Company records** None expected..
4. **Previous Geotechnical or Environmental Reports:** Well drilling records have been reviewed as an indicator of subsurface geology.

CONCLUSION

THE INVESTIGATION IDENTIFIED NOTHING TO SUGGEST POTENTIAL ENVIRONMENTAL CONTAMINATION AND NO FURTHER ACTIONS ARE RECOMMENDED.

STANDARD LIMITATIONS

Conclusions arrived at are based on currently accepted Phase I investigative procedures. In as much as these procedures do not involve any sampling they are subject to inaccuracies in the information sources as well as the availability of appropriate documents and records. A properly implemented Phase 1 Audit can only reduce the risk of a site being unknowingly subject to environmental contamination. D. Oleksiuk and Assoc. cannot offer or imply any warranty that all environmental risks or contamination have been identified.

The report is for the sole use of #10 Architectural Group and the City of Winnipeg as part of a due diligence requirement.. This report in whole or in part shall not be used by others than the stipulated client without the written permission of D. Oleksiuk and Associates Inc.

APPENDICES

- #1- Site photographs-
- #2- Plot plans
- #3- Neighborhood Maps
- #4- Aerial photographs
- #5- Well drilling Report
- #6- Winnipeg Land Titles Historical Search Chart



This report has been prepared and submitted by : D. Oleksiuk P. Eng.

#1- SITE PHOTOGRAPHS-



SITE PHOTO #1 - PANORAMIC VIEW
LOOKING SOUTHWEST FROM NORTHEAST
CORNER



SITE PHOTO #2- PANORAMIC VIEW
LOOKING SOUTHEAST FROM NORTHWEST
CORNER

**PHASE 1 ENVIRONMENTAL REAL ESTATE ASSESSMENT-
EAST DISTRICT POLICE STATION SITE PLAN OPT 7 JULY 19, 2006**



PHOTO #3- GEOTECHNICAL TEST HOLE CUTTINGS



PHOTO #4- LOOKING EAST AT NORTHEAST CORNER OF SITE

#2- PLOT PLANS

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Douglas T. Stevens, M.L.S., C.L.S.

504 - 115 Bannatyne Avenue
Winnipeg, Manitoba R3B 0R3



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Toll Free: 1-800-251-5130
Fax: (204) 942-0785

File No. 06/192stk/338

Number Ten Architectural Group
310 - 115 Bannatyne Avenue
Winnipeg, Manitoba
R3B 0R3

Dear Sir/Madam:

Re: Staking Certificate – Durand Road, St. Boniface Industrial Park

Registered Owner: The City of Winnipeg

Certificate of Title: C.T.'s 1520600, 1522652, 1522653, 1522654 and 1522655 – searched June 5th, 2006


Legal Description: Lots 5 to 9 in Block 3 Plan 13723 WL10 in Lots 159 to 166 and 195 to 201 of the Roman Catholic Mission Property.

Encumbrances: Caveat 247942 is registered against all titles and Caveat 1055541 is registered against Lot 9 (C.T. 1522655). Encumbrances noted herein are provided for information purpose only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have staked or referenced the boundaries of the above described land. Refer to the sketch below. This survey was completed on the 29th day of May, 2006.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties and there are no buildings located on the subject property..

Signed and sealed this 7th day of June, 2006.



William W. Shepherd, M.L.S., C.L.S.

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William W. Shepherd, M.L.S., C.L.S.
 Douglas T. Stevens, M.L.S., C.L.S.
 504 - 115 Bannatine Avenue
 Winnipeg, Manitoba R3B 0R5



PROFESSIONAL SURVEYORS

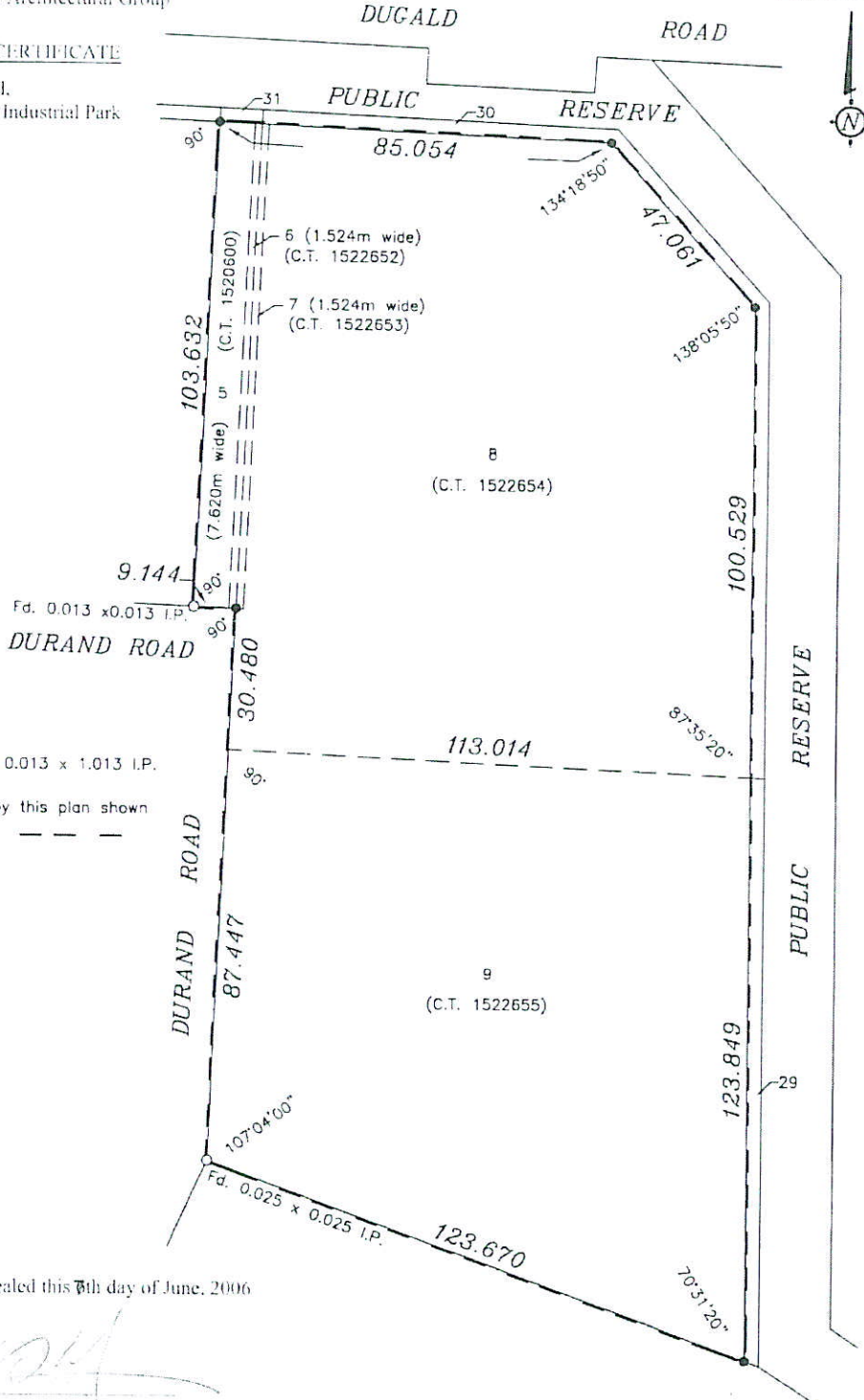
Voice: (204) 956-2396 or 379-1197
 E-mail: ssurveyors@mts.svppro.com
 Toll Free: 1-800-251-5136
 Fax: (204) 942-6795

File No. 06/192_stk/338
 Number Ten Architectural Group

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STAKING CERTIFICATE

Durand Road,
 St. Boniface Industrial Park

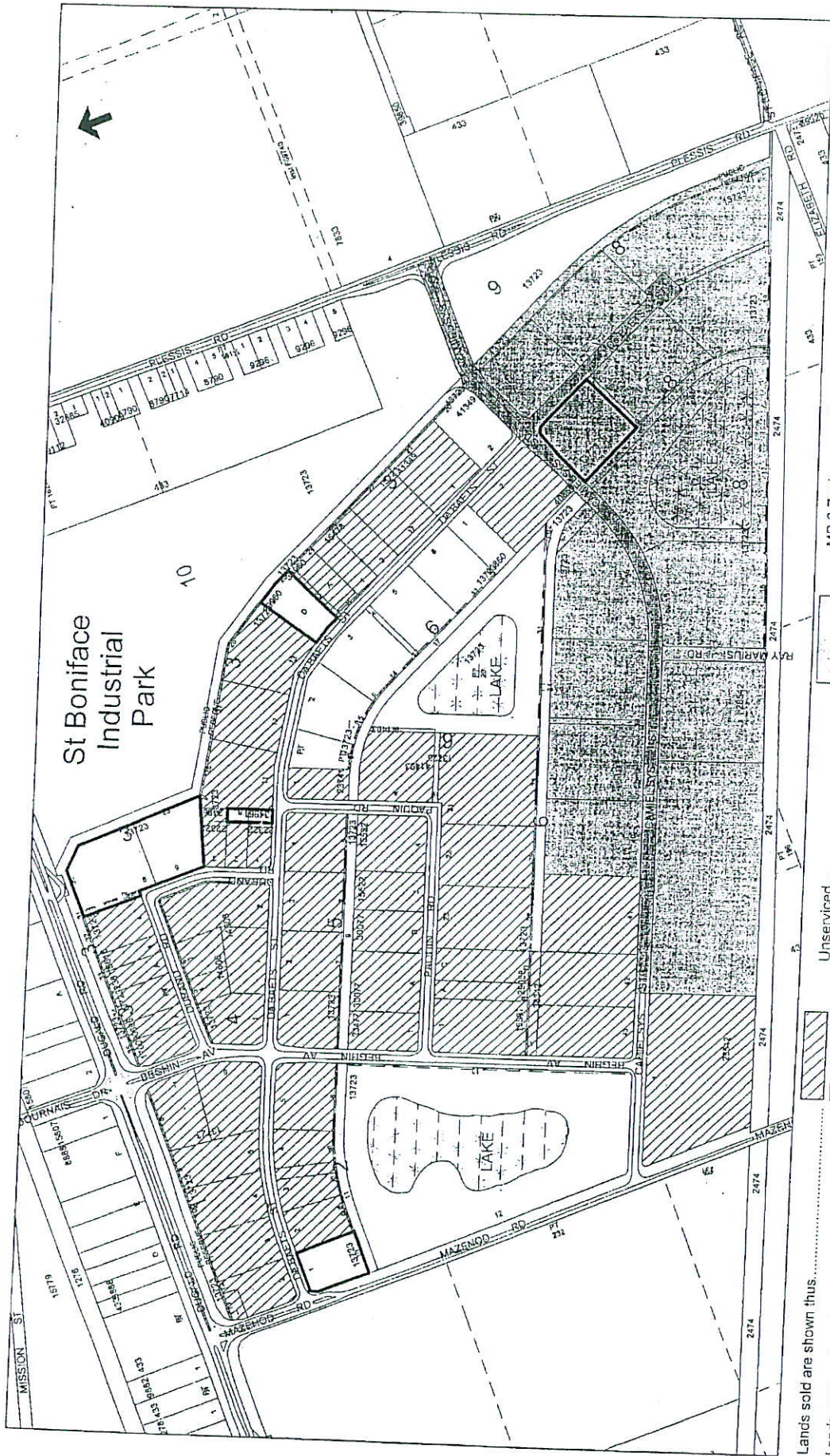


- Denotes placed 0.013 x 1.013 I.P.
- Land affected by this plan shown bordered thus - - - - -

Signed and Sealed this 7th day of June, 2006

William W. Shepherd, M.L.S., C.L.S.

#3- NEIGHBORHOOD MAPS



St Boniface Industrial Park

Lands sold are shown thus.....

Lands reserved are shown thus.....

Unserviced.....

Proposed Extension of Services.....

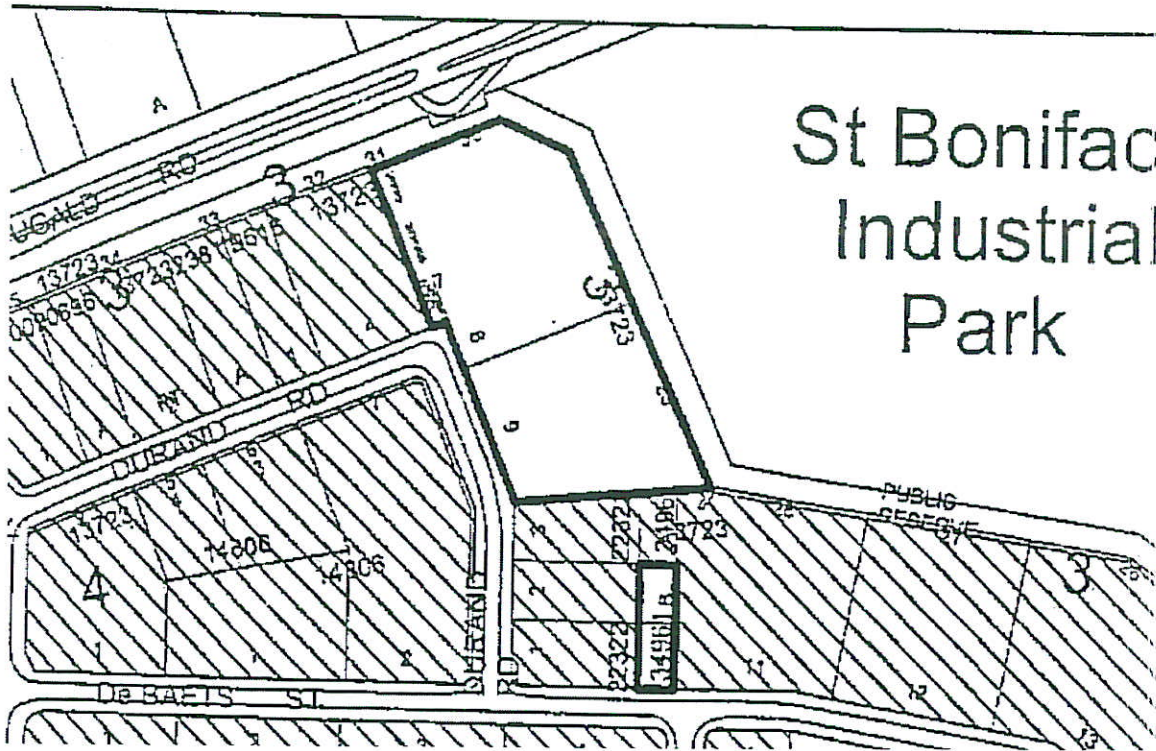
MP-2 Zoning except Lots 1 & 10, Blk. 2, Plan 13723

SCALE 1:7500

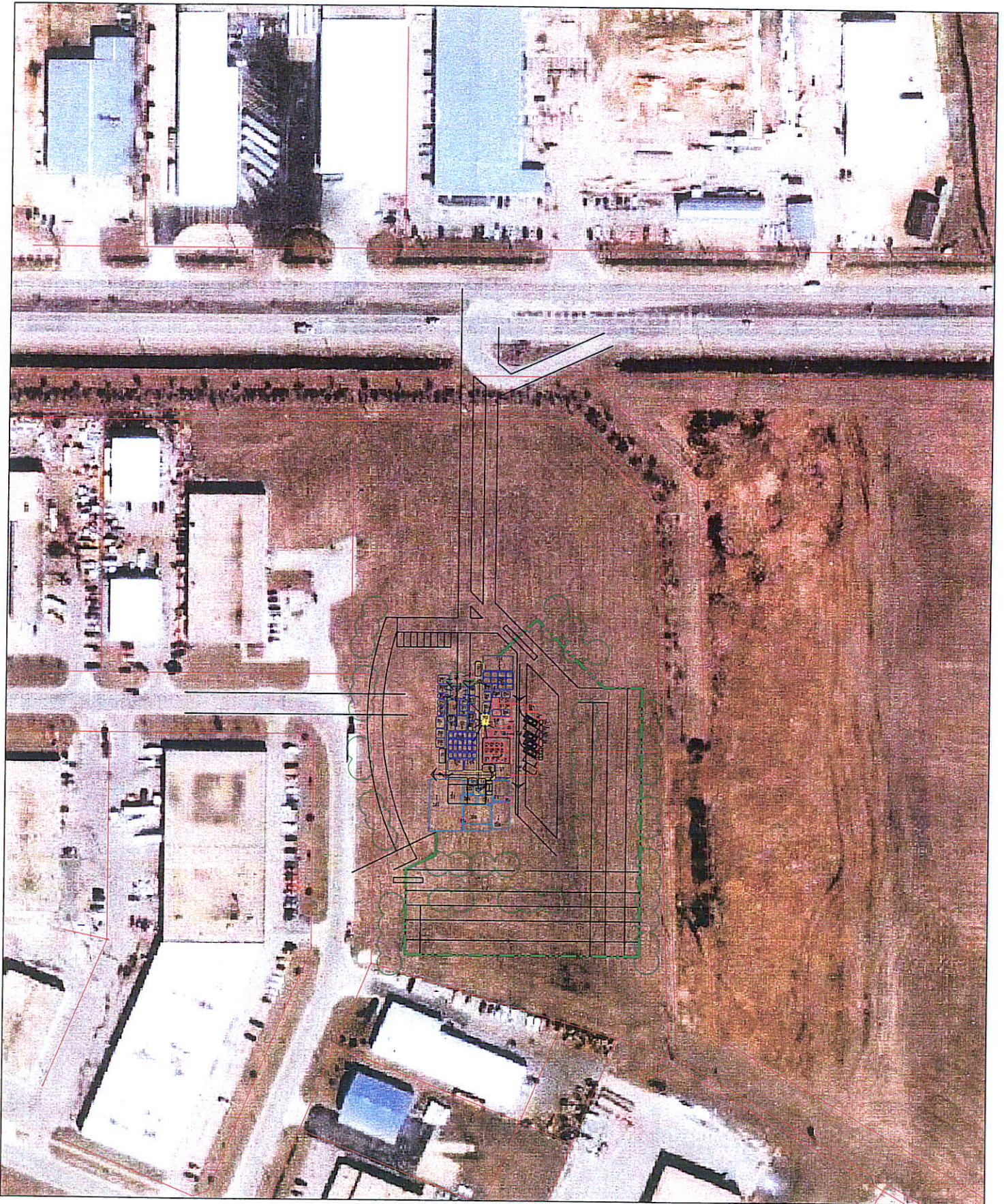
JUNE 2003

Misc Plan 3572/42

St Bonifac Industrial Park



#4-. AERIAL PHOTOGRAPHS



EAST DISTRICT POLICE STATION BUILDING
WINNIPEG POLICE SERVICES
SITE PLAN OPT 7

SCALE: 1:5000 MARCH 28 2006

310 - 115 bannafyne ave.
winipeg MB canada R3B 0R3

numberTEN
architectural group

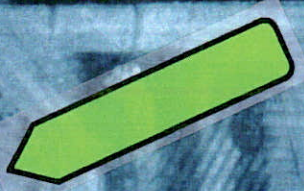
304 947.0981 f 204 947.9826
10@number10.com

architecture • interior design • graphic design



93

DUGALD ROAD



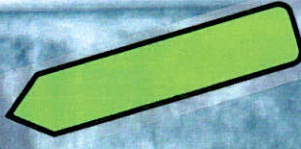
DE BAETS ST.

AERIAL PHOTO 1993
ARROW LOCATES SITE



CNR SPUR TRACK

DUGALD ROAD



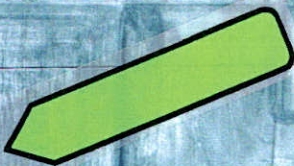
DE BAETS ST.

AERIAL PHOTO 1988
ARROW LOCATES SITE

72

CNR SPUR TRACK

DUGALD ROAD



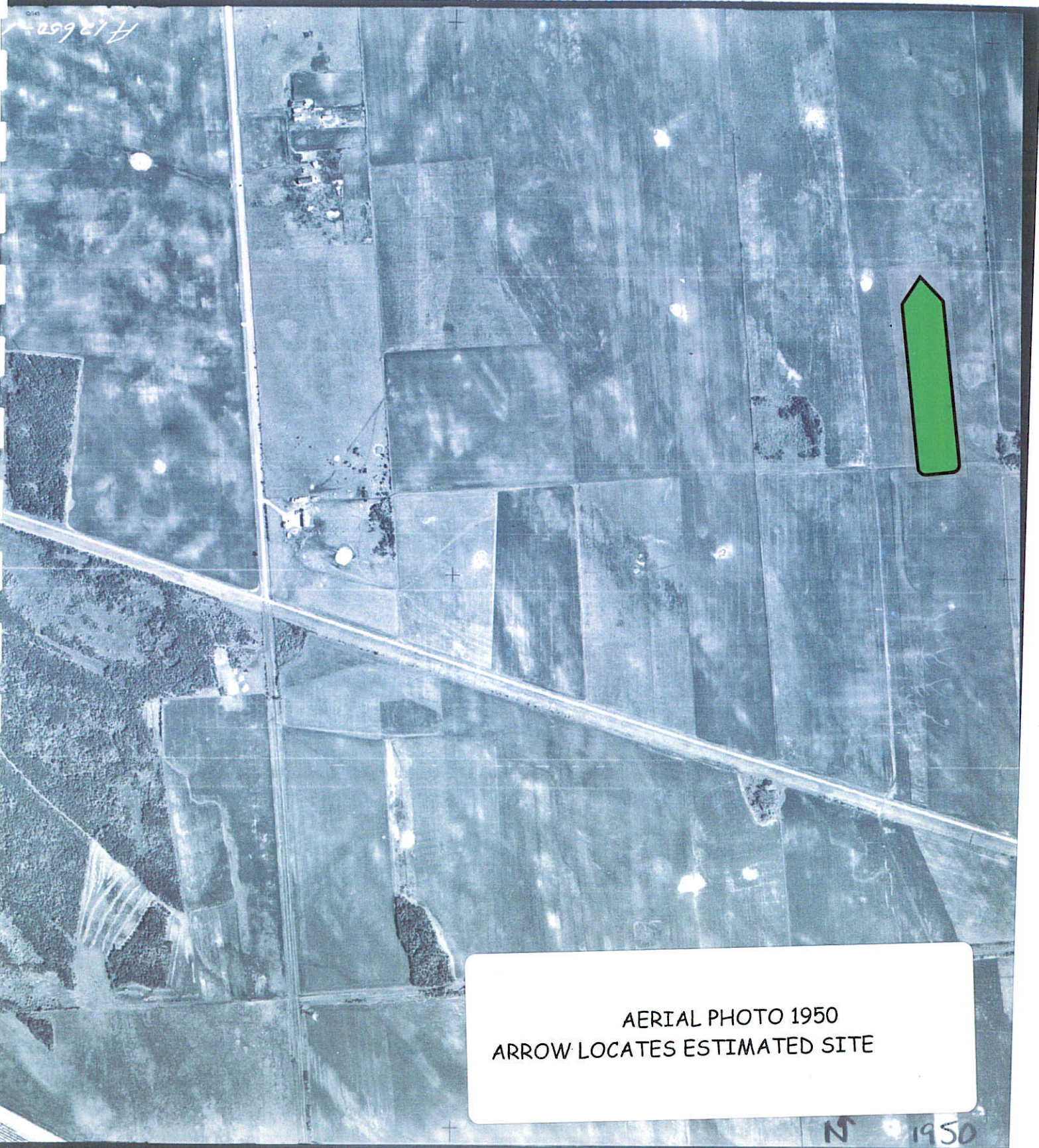
AERIAL PHOTO 1972
ARROW LOCATES ESTIMATED SITE

An aerial photograph of a rural landscape, likely from 1959, showing a grid of agricultural fields. A prominent horizontal road, labeled 'DUGALD ROAD', runs across the upper portion of the image. Above this road, a railway line is labeled 'CNR SPUR TRACK'. A green arrow with a black outline points from the road area towards a specific field in the center-right of the image. The fields are mostly light-colored, suggesting they are either fallow or planted with light-colored crops. There are some darker patches and structures scattered throughout the landscape.

CNR SPUR TRACK

DUGALD ROAD

AERIAL PHOTO 1959
ARROW LOCATES ESTIMATED SITE



H 12652

AERIAL PHOTO 1950
ARROW LOCATES ESTIMATED SITE

N 1950

#5-. WELL DRILLING REPORT

LOG

PROVINCE OF MANITOBA
GROUND WATER DATA

DESCRIPTION

TO FEET

FROM FEET

0 1 Topsoil

1 14 Clay

14 28 Clay

28 41 Clay and pebbles

41 49 Clay, pebbles and small boulders

49 57 Hard clay and gravel

57 57.5 Soft weathered rock

57.5 61 Medium hard weathered rock

61 62 Hard and stable rock formation

WELL CONSTRUCTION

CASING

LENGTH 62.2 FEET, DIAMETER 6 IN.

OUTSIDE CASING

LENGTH FEET, DIAMETER IN.

PERFORATIONS

TYPE MAKE MATERIAL SLOT SIZE LENGTH FEET DIAMETER INCHES DEPTH TO TOP OF PERF. FEET

GRAVEL PACK

TYPE GRAIN SIZE FEET DIAMETER INCHES

REMARKS: 10" hole drilled to a depth of 61 ft. from surface. Fine gravel placed outside of 6" pipe from a depth of 52' to 61'. Balance of annular space filled with CSA-A-5 subgrade resistant cement grout.

L.S.D. OR 1/4, 1/2, 1/4, 1/8, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 1/73786976294838206464, 1/147573952589676412928, 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#6-. LAND TITLE FLOW CHART

