

825 Tache Avenue Winnipeg, Manitoba

Phase I Environmental Site Assessment Report

03/21/2023



Provided To:

**City of Winnipeg Real Estate and Land
Development**

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Project #: 20230196



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C** CONSULTING LTD.

EXECUTIVE SUMMARY

HLC Consulting Ltd. (HLC) was retained on March 9, 2023 by City of Winnipeg Real Estate and Land Development (hereafter referred to as Client), to perform a Phase I Environmental Site Assessment (ESA) of the property located at 825 Tache Avenue in Winnipeg, Manitoba (hereafter referred to as Site).

The Site consists of approximately 1.2 acres of vacant land, zoned as M2 - Manufacturing General, set in an urban area with a mix of residential and industrial land uses.

HLC was advised by the Client that the purpose of the Phase I ESA was to assess potential environmental issues as part of due diligence for financing purposes.

The primary objective of the Phase I ESA was to document site conditions at the time of the site inspection, conducted on March 9, 2023, and based on available sources of information and observations of surface conditions during the inspection; to identify former and current operations or practices of past and current occupants that may present potential environmental concerns. The Phase I ESA focused on identifying potential environmental concerns relating to hazardous materials (asbestos, mould, lead, etc.), and to soil and groundwater contamination events that may have occurred on-site and adjacent to the Site.

Based on the assessment undertaken, the potential for subsurface impacts at the subject property as a result of either on-site or off-site sources is considered to be low and a Phase II ESA is not recommended at this time.

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1.0 INTRODUCTION

1.1 Project Background

HLC Consulting Ltd. (HLC) was retained on March 9, 2023 by City of Winnipeg Real Estate and Land Development (hereafter referred to as Client), to perform a Phase I Environmental Site Assessment (ESA) of the property located at 825 Tache Avenue in Winnipeg, Manitoba (hereafter referred to as Site).

The Site consists of approximately 1.2 acres of vacant land, zoned as M2 - Manufacturing General, set in an urban area with a mix of residential and industrial land uses.

HLC was advised by the Client that the purpose of the Phase I ESA was to assess potential environmental issues as part of due diligence for financing purposes.

1.2 Objectives

The primary objective of the Phase I ESA was to document site conditions at the time of the site inspection, conducted on March 10, 2023, and based on available sources of information and observations of surface conditions during the inspection; to identify former and current operations or practices of past and current occupants that may present potential environmental concerns. The Phase I ESA focused on identifying potential environmental concerns relating to hazardous materials (asbestos, mould, lead, etc.), and to soil and groundwater contamination events that may have occurred on-site and adjacent to the Site.

1.3 Methodology

The Phase I ESA was completed in accordance with the Canadian Standard Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated 2001 and reaffirmed in 2016. The scope of the Phase I ESA was limited to site observations consisting of a visual inspection of the exterior of the Site performed during the site inspection and did not include sampling or testing, a process consistent with industry standard. The scope also included a review of available documented information sources.

HLC was unaccompanied during the site inspection.

2.0 SITE DESCRIPTION

2.1 Site Location and Setting

The Site is located at the northwest corner of the intersection between Tache Avenue and Rue Darveau, in Winnipeg, Manitoba (Appendix I). The Site consists of approximately 1.1 acres of vacant land, zoned as M2 - Manufacturing General .

There were no buildings present on-site at the time of the site inspection. Based on observations made during the site visit, the Site appears to be approximately 70% gravel/limestone covered and 30% grass and tree covered. No paved or other sealed surface materials were noted.

2.2 Topographic, Geologic and Hydrogeological Setting

The Site is generally flat and at grade with adjacent properties and roadways. Based on an available topographic map and the observed site topography, regional surface drainage (anticipated shallow groundwater flow direction) appears to be to the west towards the Red River. It should be noted that the direction of the shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of regional or local groundwater flow or a replica of the Site or area topography. The nearest open water body is the Red River, located approximately 40 m west of the Site.

The surfaces of the Site consist of a gravel paved parking area, and soft landscaping (grass, shrubs, trees) along north, south and west sides of the Site. No fill materials were observed, or reported by the Client.

Based on an available surficial geology map, the native surficial soils of the Site consist of Seine River soils and Black Lake soils. Soils of the Seine River association are imperfectly drained, Gleyed Cumulic Regosol soils. These soils are developed on moderately to strongly calcareous, clayey alluvial deposits. Soils of the Back Lake association are well drained, Cumulic Regosol soils. These soils are developed on moderately to strongly calcareous, deep stratified, clayey, fluvial deposits. A site specific determination would be required in order to obtain detailed soil profile and permeability information.

The Site occurs over an area with underlying geologic deposits of the Red River Formation; dolomitic limestone and dolomite of the Paleozoic period. The Red River Formation is a stratigraphical unit of Upper Ordovician age in the Western Canadian Sedimentary Basin. The thickness of the Red River Formation varies from 45 to 150 m. The inferred depth to bedrock is approximately 15 to 25 m below the ground surface.

2.3 Site Operations

The Site is currently undeveloped vacant land, with the south portion sometimes being used by area residents for parking. The client reported that the City of Winnipeg had a Public Works Yard on-Site until 2015, when a Building was demolished and equipment/vehicles were removed off-Site.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Client advised HLC of the following with respect to the historical occupancy and operations at the Site:

- No dry-cleaning services have historically taken place at the Site.
- No retail fuel outlet (RFO) has operated at the Site.
- The City of Winnipeg Public Works had a Building and yard on-Site until approximately 2015

3.2 Aerial Photographs

Copies of aerial photographs dated 1927, 1945, 1950, 1962 and 1970, 1983 & 1991 were reviewed by HLC. Aerial photographs were obtained from ERIS. In addition, HLC reviewed Google Earth™ Satellite Imagery dated 2002 to 2022. A summary of information with respect to the Site and surrounding area is provided in the following table:

Period/Date	Land Use
1927	SITE: Rail yard with a tall narrow building NORTH: Vacant, undeveloped land followed by the Red River SOUTH: Rail tracks, followed by vacant, undeveloped land EAST: Tache Avenue, followed by residential properties WEST: Red River
1945	SITE: Rail yard. NORTH: Mostly vacant land with rail tracks, followed by the Red River SOUTH: Rail tracks, followed by a newly constructed commercial/industrial building. EAST: Tache Avenue, followed by residential properties WEST: Red River

Period/Date	Land Use
1950	<p>SITE: Appears to be a rail yard, with three new commercial/industrial buildings added</p> <p>NORTH: Small commercial/industrial building, followed by the Red River</p> <p>SOUTH: Rail tracks, followed by a large commercial/industrial building.</p> <p>EAST: Tache Avenue, followed by residential properties</p> <p>WEST: Red River</p>
1962	<p>SITE: Appears to be a rail yard, with three commercial/industrial buildings. Many train cars are lined along the Red River</p> <p>NORTH: Commercial/industrial property, followed by the Red River</p> <p>SOUTH: Rail tracks, followed by a large commercial/industrial property. One large building has been demolished and another has been constructed along the rail tracks.</p> <p>EAST: Tache Avenue, followed by residential properties</p> <p>WEST: Red River</p>
1970	<p>SITE: Appears to be a rail yard, with three commercial/industrial buildings.</p> <p>NORTH: Commercial/industrial property, followed by the Red River</p> <p>SOUTH: Rail tracks, followed by a large commercial/industrial property.</p> <p>EAST: Tache Avenue, followed by residential properties</p> <p>WEST: Red River</p>
1983-1991	<p>SITE: The former rail yard has been decommissioned, with the three commercial/industrial buildings removed and a City of Winnipeg Public Works building constructed.</p> <p>NORTH: Commercial/industrial property, followed by the Red River</p> <p>SOUTH: Rail tracks, followed by a large commercial/industrial property, which appears to be an auto salvage yard.</p> <p>EAST: Tache Avenue, followed by residential properties</p> <p>WEST: Red River</p>
2002-2005	<p>SITE: City of Winnipeg Public Works yard</p> <p>NORTH: Commercial/industrial properties, followed by the Red River</p> <p>SOUTH: Rail tracks, followed by a large commercial/industrial property, which appears to have been subdivided and is now a recreational park.</p> <p>EAST: Tache Avenue, followed by vacant, undeveloped land and residential properties</p> <p>WEST: Red River</p>
2010-2014	<p>SITE: City of Winnipeg Public Works yard</p> <p>NORTH: Commercial/industrial properties, followed by the Red River</p> <p>SOUTH: Rail tracks, followed by a large recreational park. The original auto salvage yard has been demolished and replaced by trees, grass and bike trails.</p>

Period/Date	Land Use
	EAST: Tache Avenue, followed by vacant, undeveloped land and residential properties WEST: Red River
2015-2022	SITE: City of Winnipeg Public Works yard has been decommissioned, with the building and equipment removed and infilled with gravel. NORTH: Commercial/industrial properties, followed by the Red River SOUTH: Rail tracks, followed by a large recreational park. EAST: Tache Avenue, followed by vacant, undeveloped land and residential properties WEST: Red River

3.3 Fire Insurance Plans

HLC contacted Opta Information Intelligence (Opta) to obtain Fire Insurance Plans (FIPs) for the Site and surrounding area. HLC also reviewed available FIPs for the area in their in-house repository. Based on HLC's review of the available FIPs, no historical areas of potential concern were noted.

A summary of information obtained with respect to the Site and surrounding area is provided in the following table:

Period/Date	Land Use
1959	SITE: Rail track crossing through the middle of the Site. A large industrial/commercial building owned by York Tire Service occupies the west portion of the Site and is mainly used for tire storage. A smaller commercial/industrial building owned by Red River Construction occupies the east portion of the Site and is used as a contractor's shop. NORTH: Canadian Airbrake maintenance shop SOUTH: Commonwealth Construction Co Ltd. Contractor's Yard. EAST: Residential properties WEST: Red River

3.4 City Directories

An inquiry request was made with EcoLog ERIS with respect to City Directories for the Site and five (5) adjacent properties. At the time of writing this report, a written response had not been received from EcoLog ERIS. A review of a formal response from EcoLog ERIS will be completed by HLC. If the response provides any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

3.5 Previous Reports

3.5.1 Environmental Reports

The following previous environmental reports were provided to HLC for review:

Summary

Report Name	Date	Findings
Remedial Action Plan (RAP) for 865 Tache Avenue Prepared for: Hargrave Foods & Deli	November 29, 1996	SYNOPSIS: An underground petroleum storage tank was removed from in front of the building at the above location. Soil samples were collected

Report Name	Date	Findings
Prepared by: National Testing Laboratories Ltd. (National) Provided by: MECP		<p>from the excavation, tested for BTEX, Oil & grease, total volatile hydrocarbons, semi volatile hydrocarbons and Lead. Exceedances were observed in five of eleven sampling locations. National recommended excavating and disposing of contaminated soils at Mid-Canada Soil Treatment and Miller Environmental.</p> <p>REVIEW:</p> <p>A 1999 closure letter from Manitoba Environment (now MECP), detailed below, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>
Approval Letter for Remediation at 865 Tache Avenue Prepared for: Hargrave Foods & Deli Prepared by: National Testing Laboratories Ltd. (National) Provided by: MECP	December 2, 1996	<p>SYNOPSIS: Manitoba Environment (now MECP) approves the aforementioned Remedial Action Plan (RAP).</p> <p>REVIEW:</p> <p>A 1999 closure letter from Manitoba Environment (now MECP), detailed below, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>
Remediation Report for 865 Tache Avenue Prepared for: Hargrave Foods & Deli Prepared by: National Testing Laboratories Ltd (National) Provided by: MECP	December 18, 1996	<p>SYNOPSIS: A total of 41 cubic meters of hydrocarbon and Lead impacted soil was removed from the Site. An additional 4 cubic meters of soil is to be removed off-Site by the property owner and brought to Mid-Canada Soil Treatment facility in Ile des Chenes</p> <p>REVIEW:</p> <p>A 1999 closure letter from Manitoba Environment (now MECP), detailed below, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this</p>

Report Name	Date	Findings
		property are unlikely to result in subsurface impacts to the Site.
Closure Letter for Remediation at 865 Tache Avenue Prepared for: Hargrave Foods & Deli Prepared by: Manitoba Environment (now MECP) Provided by: MECP	May 17, 1999	SYNOPSIS: The letter states that the Site is no longer listed as contaminated. REVIEW: HLC concurs with the findings of this report. As the contamination was quite small, localized and located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
Limited Phase II Environmental Site Assessment for 768 Tache Avenue Prepared by: Morrow Environmental Consultants Inc. (Morrow) Prepared for: Festival du Voyageur Provided by: MECP	April 11, 1996	SYNOPSIS: An abandoned 3000 gallon heating oil storage tank was located beneath a building at the aforementioned property. The oil burning equipment was removed off-site in 1982. Morrow completed one borehole in the building, to a depth of 4.0m bgs, where a monitoring well was installed. Maximum soil vapour readings were 110 ppm. Soil laboratory results revealed that no residual petroleum hydrocarbon impacts were observed in the area of the former fuel tank. No recommendations were made. REVIEW: As this property is located approximately 179m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
Remedial Action Plan (RAP) for 678 Tache Avenue Prepared for: Manitoba Conservation (now MECP) Prepared by: ISIS Environmental Consulting (ISIS) Provided by: MECP	April 4, 2007	SYNOPSIS: ISIS recommends removing an abandoned 9100L UST from the site as well as any impacted soil. REVIEW: As this property is located approximately 179m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
Remediation Report for 768 Tache Avenue Prepared for: Bockstael Construction Ltd. Prepared by: ISIS Environmental Consulting (ISIS) Provided by: MECP	April 10, 2007	SYNOPSIS: The fuel tank was full of flammable liquid which was pumped out and taken to Gerdau Ameristeel in Selkirk, Manitoba for recycling. The tank was inspected upon removal and was found to be in relatively good condition with no holes or pitting. Petroleum impacted soil around the tank was excavated until no staining or odor was detectable, and was transported to Mid-Canada Soil Treatment Facility in Ile des Chenes. ISIS recommended that no additional environmental work was required on the Site. REVIEW: REVIEW: As this property is located

Report Name	Date	Findings
		approximately 179m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
Closure Letter for 768 Tache Avenue Prepared for: Bockstael Construction Ltd. Prepared by: Manitoba Conservation (now MECP) Provided by: MECP	April 19, 2007	SYNOPSIS: The site is no longer designated as contaminated. REVIEW: As this property is located approximately 179m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

3.5.2 Other Reports

HLC contacted Opta Information Intelligence (Opta) to review Property Underwriters' Reports (PURs), Property Underwriters' Plans (PUPs) and Construction, Occupancy, Protection, Exposure (COPE) reports for the Site. The response received from Opta on March 16, 2023 (Appendix II) indicated that no records exist for the Site.

No other reports were identified or made available by the Client during the Phase I ESA.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that warrants further investigation at this time.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

HLC requested copies of permits, approvals and registrations from the Client, and was advised that there was no regulatory information with respect to the Site.

4.2 Provincial Government

An inquiry request was made with MECP with respect to any orders, violations or spills. At the time of writing this report, a written response had not been received from MECP. A review of a formal response from MECP will be completed by HLC. If the response provides any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

HLC completed a 250 m search radius for properties listed on MECP's Contaminated/Impacted Sites All Sites List updated April 6, 2021. The Site and an adjacent property to the east were identified on this list as follows:

- Hargrave Foods & Deli - File No: 1169 & File No: 20880 - Located at 865 Tache Avenue. A 1999 closure letter from Manitoba Environment (now MECP), detailed in Section 3.5.1, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
- Bockstael Construction - File No. 1870 & File No: 20875 - Located at 768 Tache Avenue. A 2007 closure letter from Manitoba Conservation (now MECP), states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 179m from the Site. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

It is HLC's opinion that adjacent properties that are either downgradient or transgradient from the Site, relative to the inferred groundwater flow direction, are unlikely to result in potential subsurface impacts at the Site.

HLC completed a 250 m search radius for properties listed on the MECP Hazardous Waste Generation Registrations database updated September 30, 2022. The Site, as well as the following adjacent properties were identified on this database as follows:

- Winnipeg Public Works - Tache Ave (Registration No: MBG007437), located at 825 Tache Avenue (the Site). As the Site was vacant during the Site visit with no evidence of current or previous hazardous waste observed, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
- Mann's Clean Sweep (Registration No: MBG14114), located at 105 Hebert Street. MHW1, Used Oil, 50 L. As operations appeared to occur indoors on sealed surfaces and no outdoor storage of hazardous materials was observed during the Site visit, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
- City of Winnipeg - Water Treatment (Registration No: MBG13675), located at 866 Tache Avenue. - UN3098, Oxidizing, liquid, Corrosive, N.O.S., 20 L; UN3077BW, EHSSol(Mercury), 5 kg. As this property is located approximately 112m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

4.3 Local and Municipal Government

The City of Winnipeg maintains records regarding sewer-use infractions and other information related to sewer use. Given that the present activities at the Site, as identified in this Phase I ESA, are not expected to result in sewer discharges outside those permitted by the City of Winnipeg bylaws, HLC did not contact the City of Winnipeg as part of this Phase I ESA.

In addition, HLC reviewed the City of Winnipeg's map entitled "Boundaries of Landfills and Dumps in the Winnipeg Area", which indicates the approximate boundaries of former and current landfills and dump sites in the City of Winnipeg. Landfill materials have the potential to produce methane gas during the decomposition of organic matter, which can subsequently migrate into buildings through pathways in building foundations. However, no landfills or dump sites were observed within 250 m of the Site. As such, it is HLC's opinion that former and present landfills and dump sites are not likely to give rise to potential impacts in connection with the Site.

4.4 EcoLog ERIS

HLC submitted a request to EcoLog Environmental Risk Information Services Ltd. (ERIS) for a review of the following databases that pertain to the Site and surrounding properties located within a 250 m radius of the Site:

- *"Contaminated/Impacted Sites"* dated up to February 2023
- *"Fuel Storage Tanks"* dated 1905 to February 2003
- *"Manitoba Spills"* dated April 2009 to June 2022
- *"Waste Generators Summary"* dated 1998 to September 2022
- *"Scott's Manufacturing Directory"* dated 1992 to March 2011

A copy of the EcoLog ERIS report has been appended in Appendix IV. HLC notes that multiple mappable records were identified for the Site and adjacent properties within a 250 m radius. HLC noted corrections to some of the distances and directions of addresses based on observations made during the site visit. It is HLC's opinion that adjacent properties that are either downgradient or transgradient from the Site, relative to the inferred groundwater flow direction, are unlikely to result in potential subsurface impacts at the Site.

A summary of information obtained with respect to the Site and upgradient or notable adjacent properties is provided in the following table:

Detail Summary

Site Name:	Winnipeg Public Works - Tache Ave
Databases:	Waste Generators Summary
Address:	825 Tache Avenue
Distance:	0m

Direction:	N/A
Elevation:	231.1 / 0.00
Comments:	Registration No: MBG007437. As the Site was vacant during the Site visit with no evidence of current or previous hazardous waste observed, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

Site Name:	Mann's Clean Sweep Ltd
Databases:	Waste Generators Summary
Address:	105 Hebert Street
Distance:	18.0m
Direction:	Northwest
Elevation:	230.0 / -1.12
Comments:	Registration No: MBG14114 MHW1, Used Oil, 50 L. As operations appeared to occur indoors on sealed surfaces and no outdoor storage of hazardous materials was observed during the Site visit, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

Site Name:	866 Tache Avenue
Databases:	Manitoba Spills
Address:	866 Tache Avenue
Distance:	154.1m
Direction:	North
Elevation:	231.4 / 0.29
Comments:	Incident Date: July 29,2012 @ 15:00 Call Reason: Water - Red River Issue Incident: Chlorinated Water Release Details Amount: Approx 7500 L Unit: Contaminant Code: Chlorinated Water As this listing is located approximately 160m downgradient from the Site with respect to the inferred groundwater flow direction, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

Site Name:	Hargrave Foods and Deli
Databases:	Contaminated Sites
Address:	865 Tache Avenue
Distance:	83.5m
Direction:	North northwest
Elevation:	229.8 / -1.32
Comments:	File No: 1169 File Name: HARGRAVE FOODS AND DELI A 1999 closure letter from Manitoba Environment (now MECP), detailed in Section 3.5.1, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

Site Name:	R&R Body Shop Supply
Databases:	Fuel Storage Tanks
Address:	865 Tache Avenue
Distance:	83.5m
Direction:	North northwest
Elevation:	229.8 / -1.32

Comments:	<p>Site ID: 14219 Owner Category: Independent Owner: R&R Body Shop Supply Site Status: Dismantled Operator: Outlet Type: Heating Mailing City: Winnipeg MB Inventory: NA Mailing Address: 865 Tache --Details-- Status: Installed NO Of Tanks: 1 Position: Underground Status Date: 01-Jan-76 Spill Protect: Unprotected Capacity(L): 4545.00 Status: Removed NO Of Tanks: 1 Position: Underground Status Date: 01-Nov-96 Spill Protect: Unprotected Capacity(L): 4545.00</p> <p>A 1999 closure letter from Manitoba Environment (now MECP), detailed in Section 3.5.1, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>
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Site Name:	Hargrave Foods and Deli
Databases:	Contaminated Sites
Address:	865 Tache Avenue
Distance:	83.5m
Direction:	North northwest
Elevation:	229.8 / -1.32
Comments:	<p>File No: 20880 File Name: Site Desig Under the CSRA: LIST OF ALL SITES ON FILE WITH THE CONTAMINATED/IMPACTED SITES PROGRAM</p> <p>A 1999 closure letter from Manitoba Environment (now MECP), detailed in Section 3.5.1, states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 80m transgradient from the Site with respect to the inferred groundwater flow direction. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>

Site Name:	City of Winnipeg - Water and Waste Department
Databases:	Manitoba Spills
Address:	865 Tache Avenue
Distance:	83.5m
Direction:	North northwest
Elevation:	229.8 / -1.32
Comments:	<p>Incident ID: 107683 Incident Date: 3/9/2010 Call Reason: Water Sub Type Desc: Piping/ Valve Leak</p> <p>As this is listed as a water spill, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>

Site Name:	Water Treatment - City of Winnipeg
Databases:	Waste Generators Summary
Address:	866 Tache Avenue
Distance:	114.6m
Direction:	North
Elevation:	231.0 / -0.11

Comments:	Registration No: MBG13675 As this property is located approximately 112m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.
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Site Name:	Former B.A.C.M.
Databases:	Fuel Storage Tanks
Address:	144-154 Rue Messenger
Distance:	140.2m
Direction:	Northeast
Elevation:	231.4 / 0.29
Comments:	Site ID: 13307 Owner Category: Independent Owner: Tyrone Enterprises Ltd. Site Status: Dismantled Operator: Hogue, Allen Outlet Type: Retail Mailing City: Winnipeg MB Inventory: NA Mailing Address: 144-154 Messenger Rd. --Details-- Status: Installed NO Of Tanks: 1 Position: Underground Status Date: 01-Jan-76 Spill Protect: Unprotected Capacity(L): 4545.00 Status: Installed NO Of Tanks: 1 Position: Underground Status Date: 01-Jan-76 Spill Protect: Unprotected Capacity(L): 9090.00 Status: Removed NO Of Tanks: 1 Position: Underground Status Date: 26-Oct-91 Spill Protect: Unprotected Capacity(L): 4545.00 Status: Removed NO Of Tanks: 1 Position: Underground Status Date: 26-Oct-91 Spill Protect: Unprotected Capacity(L): 9090.00 As this Site is located approximately 140m from the Site, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

Site Name:	Bockstael Construction Ltd.
Databases:	Contaminated Sites
Address:	768 Tache Avenue
Distance:	200.3m
Direction:	South
Elevation:	230.2 / -0.90
Comments:	File No: 1870 File Name: LE RENDEZVOUS (FORMER) A 2007 closure letter from Manitoba Conservation (now MECP), states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 179m from the Site. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.

Site Name:	Le Rendezvous
Databases:	Fuel Storage Tanks
Address:	768 Tache Avenue
Distance:	200.3m
Direction:	South
Elevation:	230.2 / -0.90
Comments:	Site ID: 14156 Owner Category: Independent Owner: Le Rendezvous Site Status: Dismantled Operator: Gousseau, Normand Outlet Type: Heating Mailing City: Winnipeg MB Inventory: NA Mailing Address: 768 Tache Ave. --Details--

Comments:	<p>Status: Installed NO Of Tanks: 1 Position: Underground Status Date: 01-Jan-56 Spill Protect: Unprotected Capacity(L): 13635.00 Status: Installed NO Of Tanks: 2 Position: Underground Status Date: 01-Jan-75 Spill Protect: Unprotected Capacity(L): 4545.00 Status: Removed NO Of Tanks: 2 Position: Underground Status Date: 07-Dec-78 Spill Protect: Unprotected Capacity(L): 4545.00 Status: Filled with inert material NO Of Tanks: 1 Position: Underground Status Date: 19-Mar-96 Spill Protect: Unprotected Capacity(L): 13635.00</p> <p>A 2007 closure letter from Manitoba Conservation (now MECP), states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 179m from the Site. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>
------------------	---

Site Name:	Le Rendezvous
Databases:	Contaminated Sites
Address:	768 Tache Avenue
Distance:	200.3m
Direction:	South
Elevation:	230.2 / -0.90
Comments:	<p>File No: 20875 File Name: Site Desig Under the CSRA: LIST OF ALL SITES ON FILE WITH THE CONTAMINATED/IMPACTED SITES PROGRAM</p> <p>A 2007 closure letter from Manitoba Conservation (now MECP), states that the Site is no longer contaminated and that the area of contamination was quite small and localized. Additionally, the contamination was located approximately 179m from the Site. As a result, it is HLC's opinion that activities on this property are unlikely to result in subsurface impacts to the Site.</p>

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, HLC has determined that nothing was identified that warrants further investigation at this time.

5.0 SITE INSPECTION

HLC completed a site inspection on March 10, 2023 . The site inspection included a walkthrough of the exterior area of the Site. At the time of the site inspection the ground surface was partially snow and ice covered from a recent precipitation event. The site inspection was documented with notes and photographs. The results of the site inspection are discussed below.

5.1 Hazardous Materials and Wastes

MECP generally defines hazardous waste, with certain exceptions, as "waste dangerous goods" from the use of familiar products that households and businesses use every day. Hazardous waste can include paint thinners, waste paint, oil, oil filters, batteries, and cleaning chemicals. If the product has a dangerous goods safety label on its packaging, the waste product is more than likely a hazardous waste.

No chemicals, compressed gases or hazardous materials were observed on-site. No hazardous waste was observed on-site. No spills or evidence of historical spills (i.e. visible staining) were observed at the Site at the time of the site inspection.

5.2 Aboveground Storage Tanks (ASTs)

No aboveground storage tanks (ASTs) were observed on-site, and none were reported by the Client. No evidence of former ASTs was observed by HLC at the time of the site visit.

5.3 Underground Storage Tanks (USTs)

No evidence of underground storage tanks (USTs) was observed on-site (i.e., fill/vent pipes), and none were reported by the Client. No evidence of former USTs was observed by HLC at the time of the site visit.

5.4 Water and Wastewater

The water supply sources for the surrounding area are from the City of Winnipeg, which obtains its water from Shoal Lake, and groundwater aquifers. ERIS did not list any groundwater wells within a 250 m radius of the Site. No water courses, ditches or standing waters were noted on-site, although the Red River is directly adjacent to the Site along the west boundary.

No effluents (i.e. system process water and discharges to sewers or other disposal systems) are produced as no Buildings are presently located on-Site. No storm water sumps, pits or lagoons were observed and none were reported by the Client. No grease traps or oil/water separators were observed and none were reported by the Client.

5.5 Non-Hazardous Waste

No non-hazardous wastes were observed to be produced or stored on-site at the time of the inspection.

5.6 Air Emissions

Air emissions are not of concern as no building or other source of air emissions was located on the Site at the time of the inspection.

5.7 Staining and Stressed Vegetation

No staining or stressed vegetation was observed at the Site. No evidence of historical chemical discharges or releases was observed during the site inspection. However, the snow and ice covered surface should be considered a limitation to these observations.

5.8 Polychlorinated Biphenyls (PCBs)

The use of polychlorinated biphenyls (PCBs) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common up to about 1980. Other uses included heat transfer fluid, hydraulic fluid, dye carriers in carbonless copy paper, plasticizers in paints, adhesives, and caulking compounds. In Canada, PCBs were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors that were manufactured or imported in the country after July 1980.

Where possible, labelling or other forms of identification on electrical and other equipment are compared to summary documents prepared by Manitoba Hydro. Manitoba Hydro may therefore be contacted to determine the PCB content of electrical transformers based on their serial numbers.

PCBs are not of concern as no building was located on the Site at the time of the inspection.

5.9 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are commonly found in building construction materials in buildings constructed in the mid-1980s. In Manitoba, ACM is defined as being either non-friable (i.e., containing 1.0% or greater of asbestos fibres) or friable (i.e., containing 0.1% or greater asbestos fibres). Friable asbestos, which is a material that can be crumbled, powdered or pulverized by hand pressure, was widely used in sprayed fireproofing until 1973, and in decorative or finished plasters, and thermal systems insulation until the early 1980s. Non-friable asbestos, which is a material that cannot be crumbled, powdered or pulverized by hand pressure, was widely used in building construction including in vinyl floor tiles, sheeting flooring, ceiling tiles, cement boards, gaskets, and several other products until the mid-1980s.

ACMs are not of concern as no building was located on the Site at the time of the inspection.

5.10 Lead-Containing Paints (LCPs)

Lead was extensively used for pigmentation, sealing, and as a drying agent in oil-based paints up until 1960. Exterior paints can typically contain up to 60% lead by weight. A decrease in content of lead used in paints began in 1960s. Although paints containing lead were banned from use on both exterior and interior surfaces; buildings, furniture or household products built between 1960 and 1990 may contain lead-based paints (LCPs). Additionally, various commercial paints are still known to contain lead.

LCPs are not of concern as no building was located on the Site at the time of the inspection.

5.11 Ozone-Depleting Substances (ODS)

Ozone-depleting substances (ODS), such as chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs) and halons, may be used as refrigerants, propellants and in the manufacture of items such as packaging, insulation, solvents and halon-based fire extinguishing agents.

ODS are not of concern as no building was located on the Site at the time of the inspection.

5.12 Radon

Radon is a radioactive gas that is formed by naturally occurring radioactive breakdown of uranium in soil, rock and water. Radon escapes from the ground and is mixed with outdoor air forming concentrations that are too low to be of concern. If radon enters a building, its concentration can accumulate to higher levels. Based on information presented by the Canadian Centre for Occupational Health and Safety, the area in which the Site is located (i.e. Manitoba) is known to have elevated radon levels. Health Canada has developed guidelines for acceptable levels of radon in buildings; however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are measured to exceed the current Health Canada guideline. Testing for radon in any site buildings was beyond the scope of this Phase I ESA.

Radon was not of concern as no building was located on the Site at the time of the inspection.

5.13 Mercury

Mercury has historically been used in the construction of thermostats, switches and lamps. Mercury was also commonly added to paint coatings as a fungal retardant but is not normally tested as the proper handling and disposal of lead-containing paints would typically minimize any safety or disposal issues related to mercury.

Mercury was not of concern as no building was located on the Site at the time of the inspection.

5.14 Mould

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial labour departments have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within indoor building environments.

Mould was not of concern as no building was located on the Site at the time of the inspection.

5.15 Summary of Site Inspection

Based on the results of the site inspection, nothing was observed that could represent potential environmental concerns to the Site.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

Currently, the Site is located in an urban area that is developed with a mix of industrial and residential land uses. Based on the information gathered during the site inspection, nothing was observed on adjacent properties that is likely to result in potential subsurface impacts at the Site.

A description of the adjacent properties is summarized in the following table:

Direction From Site	Occupant	Use	Comments
North	City of Winnipeg Public Works yard	Institutional	Adjacent property is transgradient from Site with respect to the inferred groundwater flow direction. No visible emissions or hazardous materials storage were noted during the site visit.
South	Rail tracks followed by recreational park	Mixed Use	Adjacent property is transgradient from Site with respect to the inferred groundwater flow direction. No visible emissions or hazardous materials storage were noted during the site visit.
East	Vacant, undeveloped land and some residential properties	Residential	Adjacent property is upgradient from Site with respect to the inferred groundwater flow direction. No visible emissions or hazardous materials storage were noted during the site visit.
West	Red River	Open water body	Adjacent property is downgradient from Site with respect to the inferred groundwater flow direction. No visible emissions or hazardous materials storage were noted during the site visit.

7.0 CONCLUSION AND RECOMMENDATIONS

Based on the assessment undertaken, the potential for subsurface impacts at the subject property as a result of either on-site or off-site sources is considered to be low and a Phase II ESA is not recommended at this time.

8.0 LIMITATIONS

This report was prepared for the exclusive use of the Client and was performed in order to identify potential issues of environmental concern associated with the Site located at 825 Tache Avenue in Winnipeg, Manitoba, at the time of the site inspection. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it,

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This Phase I ESA was completed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. If additional parties require reliance on this report, written authorization from HLC will be required. Such reliance will only be provided by HLC following written authorization from the Client. The report and any reliance or transmittal letters are subject to the following limitations:

- The Client has been contacted and has expressly consented to the release of the Report to the Recipient(s).
- The conclusions made in the Report are not a certification of the Property's condition.
- No warranty, expressed or implied, of any kind is made.
- The Report may be relied upon by the Recipient(s) only to the extent that the original Client was entitled to rely on the Report.
- Notwithstanding anything to the contrary that may be contained in this Report, it is expressly agreed that the total amount of any and all claims the Recipient(s) may have against HLC under any reliance or transmittal letter or arising out of the Report under any theory of law, including but not limited to claims for negligence and/or negligent misrepresentation, shall be strictly limited to \$2,000,000 in the aggregate. The Recipient(s) further agree(s) to indemnify, defend and hold harmless HLC from and against any and all third-party claims arising from any transmittal or reliance letter or any use of or reliance on the Report by the Recipient(s).
- To the fullest extent permitted by law, it is agreed that HLC shall bear no liability whatsoever for any incidental, indirect or consequential damages arising out of the Report or associated reliance/transmittal letters, including but not limited to, loss of use, loss of profit, loss of business, loss of income, loss of opportunity or any other consequential damages, howsoever caused. HLC will only be held liable to damages resulting from negligence of HLC. HLC will not be liable for any losses or damage if the Client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the *Manitoba Limitation of Actions Act RSM 1987*, to commence legal proceedings against HLC to recover such losses or damage.
- The information contained in the Report is based on the conditions at the Property on the date of our site assessment/testing. Subsequent intervening activities at the Property may have altered the Property's condition. HLC has made no attempt to update the opinions in the Report and HLC offers no opinion and assumes no responsibility whatsoever for the condition of the Property subsequent to the time of HLC's site assessment.
- It is agreed that any claim brought against HLC by the Recipient(s) must be brought no later than the expiration of the applicable statutory limitation period.
- The Report may not be relied upon by any other party for any reason and the Recipient(s) will not offer to extend any reliance to any other party.
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- The report is based on data and information collected during the Phase I ESA and is based solely upon analysis of available documents, records and drawings, personal interviews, and on the conditions of the Site observed at the time of the site inspection. In evaluating the Site, HLC has relied in good faith on information provided by other individuals noted in this report. HLC has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. HLC accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts or persons interviewed or contacted, or contained in reports that were reviewed.
- The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e. asbestos, mould, lead, etc.) and, therefore, these materials may be present in concealed areas. No soil, water, liquid, gas or other chemical sampling and analytical testing, other than that described herein at or in the vicinity of the Site was performed as part of this Phase I ESA.
- HLC makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time with appropriate legal counsel.

9.0 CLOSURE

The conclusions and recommendations represent the best judgement of the assessor based on the site conditions observed on March 9, 2023 and current environmental standards.

We trust that the information presented in this report meets your current requirements. Please do not hesitate to contact the undersigned if you have any questions or concerns.

Regards,

HLC Consulting Ltd.

Site Assessor



Daniel LeBlanc, B.Sc.
Environmental Technologist

Report Author



Daniel LeBlanc, B.Sc.
Environmental Technologist

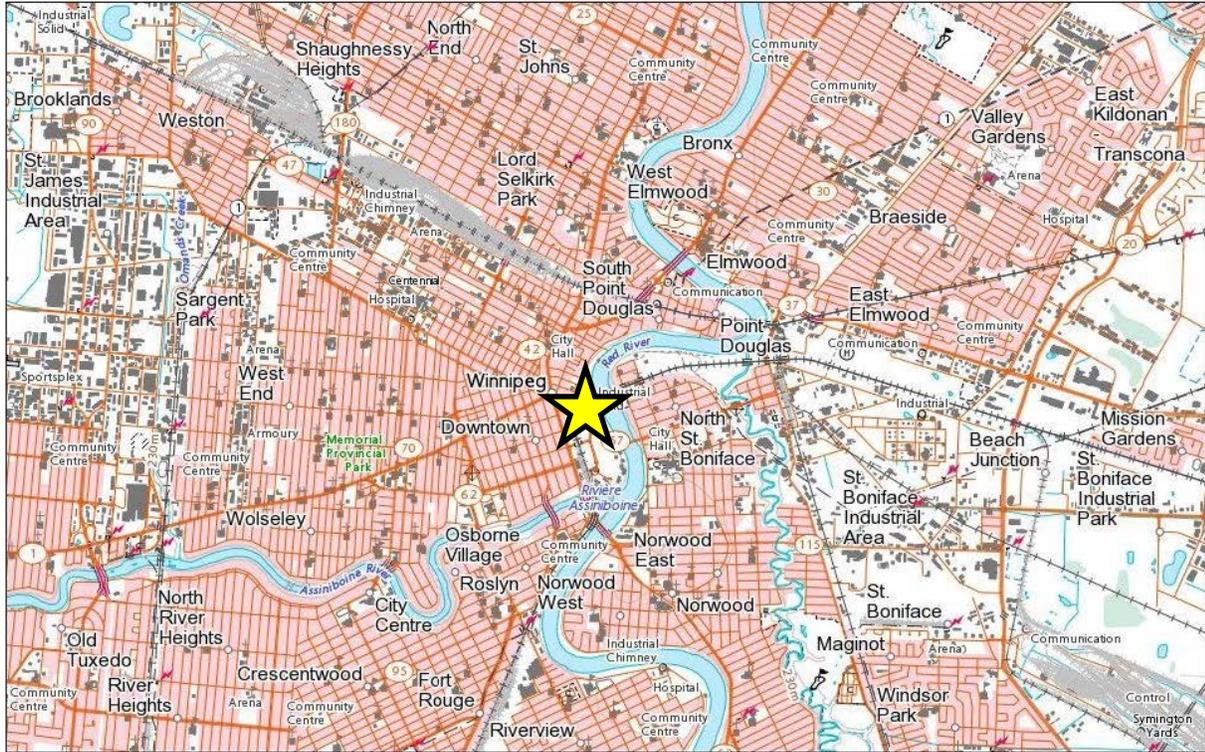
Reviewer



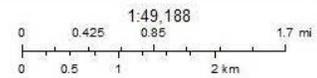
Léo Jr. Nicolas, MSc, PAg, CIH
Partner / Occupational Hygienist

Appendix I:
Site Figures

FIGURE 1: Site Location



March 20, 2023

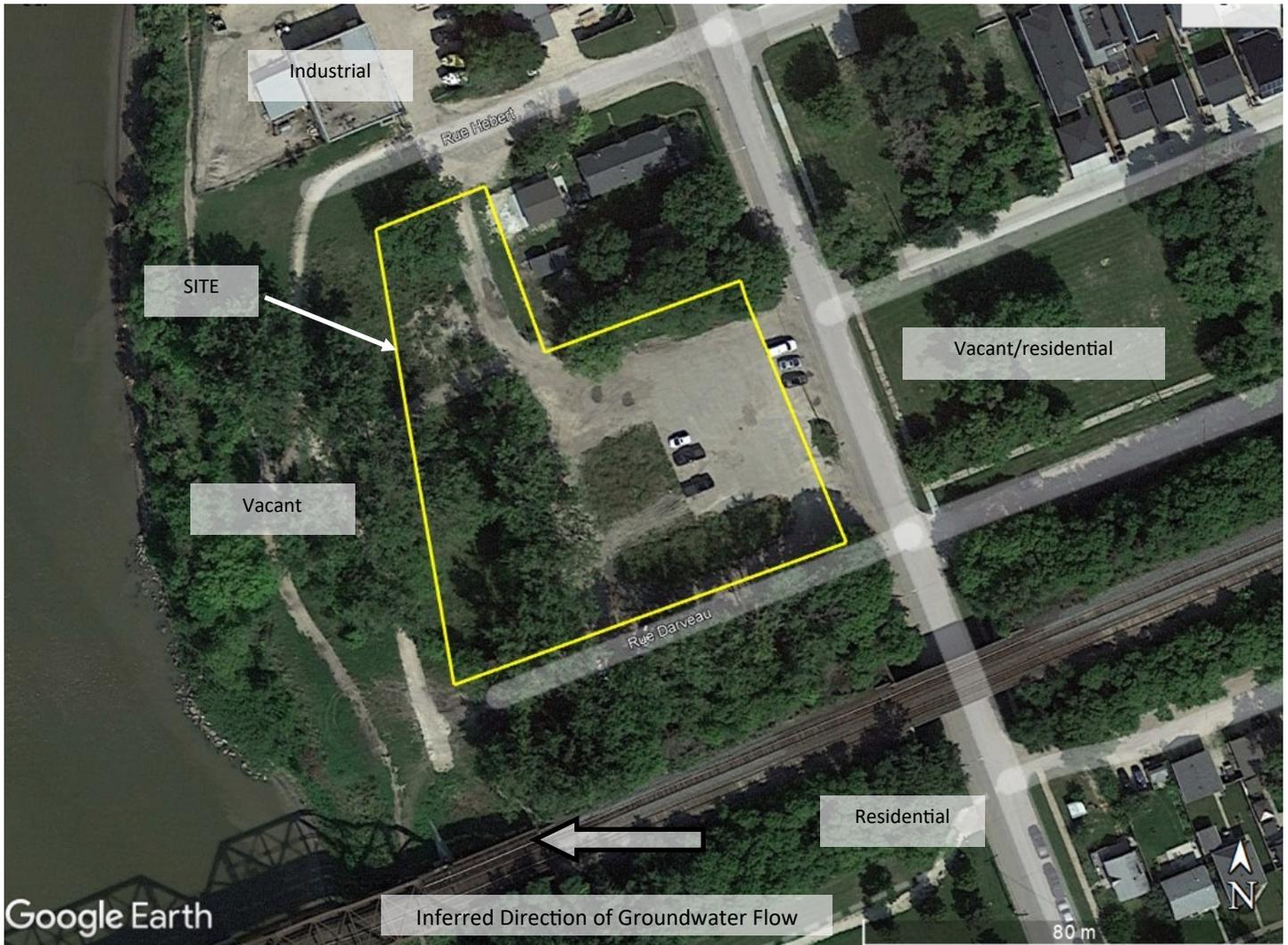


PROJECT NAME:	Phase I Environmental Site Assessment
CLIENT NAME:	City of Winnipeg Real Estate and Land Development
SITE LOCATION:	825 Tache Avenue, Winnipeg, Manitoba
PROJECT NO.:	20230196
DATE:	March 2023

Reference:

Natural Resources Canada. The Atlas of Canada—Toporama.

FIGURE 2: Site and Surrounding Land Use Plan

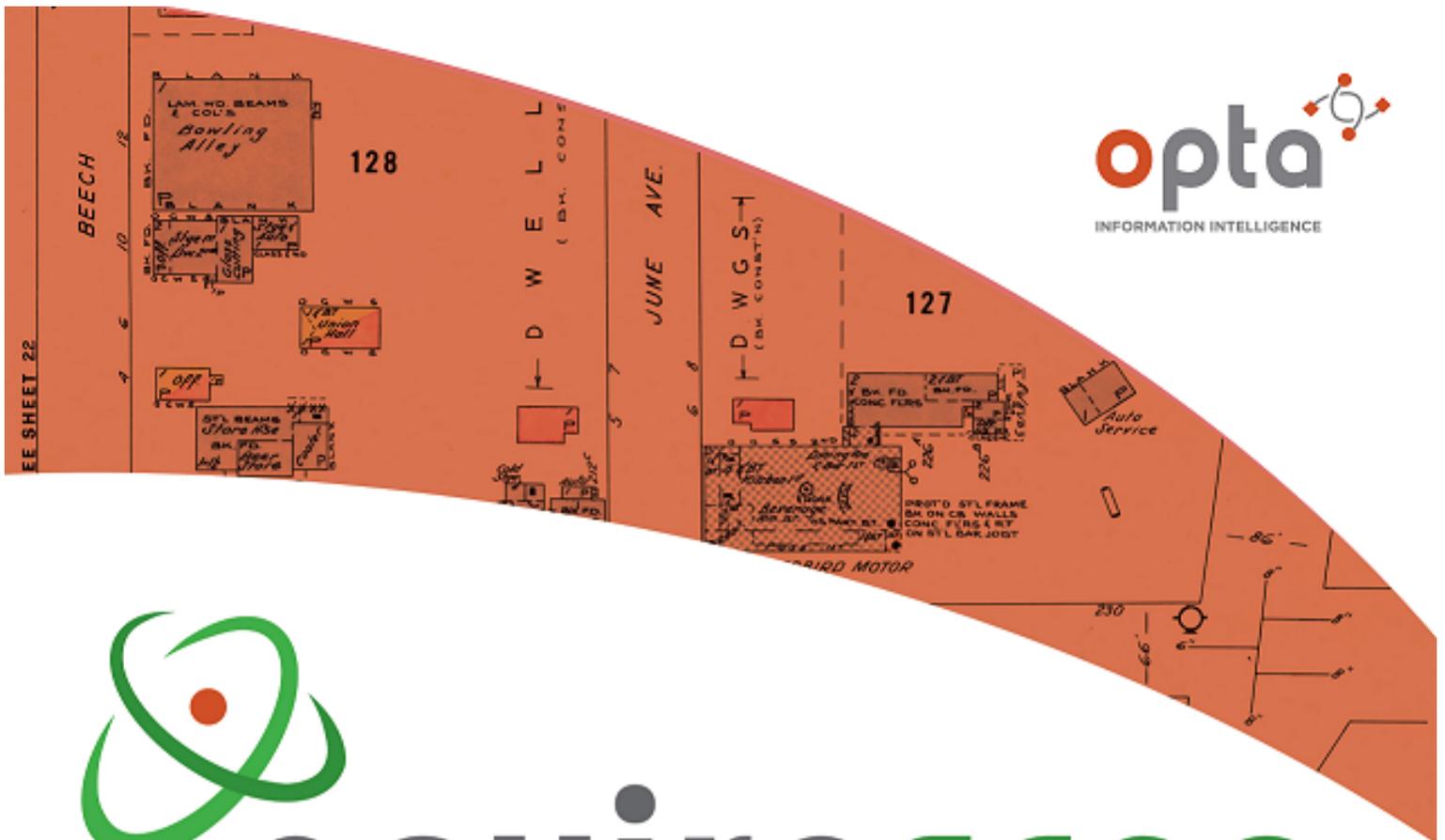


PROJECT NAME:	Phase I Environmental Site Assessment
CLIENT NAME:	City of Winnipeg Real Estate and Land Development
SITE LOCATION:	825 Tache Avenue, Winnipeg, Manitoba
PROJECT NO.:	20230196
DATE:	March 2023

Reference:

Google. Google Earth Imagery.

Appendix II:
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Stephanie

Site Address:

825 Tache Avenue Winnipeg MB

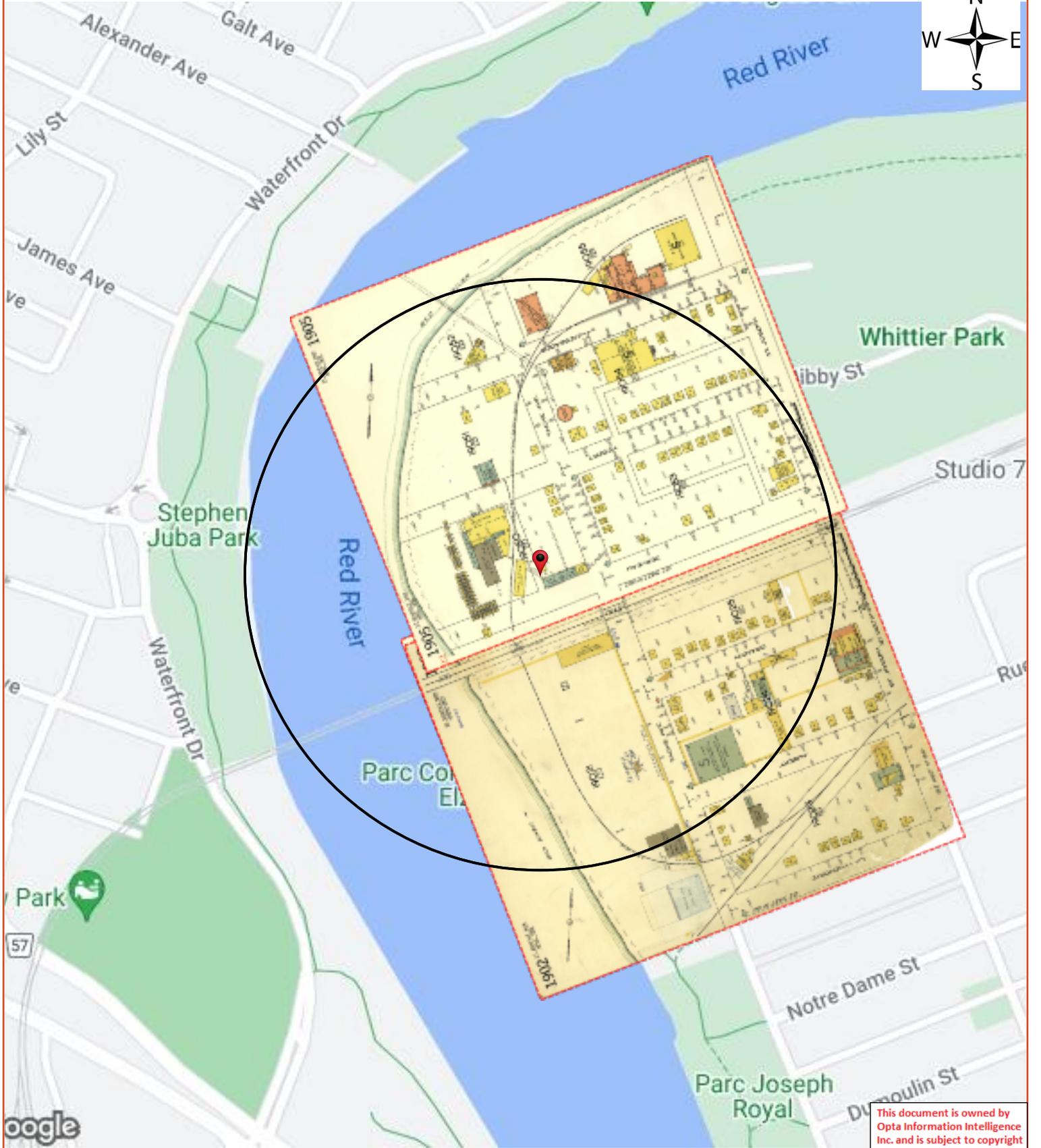
Project No:

23030907180
Opta Order ID:

125194

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
3/16/2023 9:02:50 AM



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Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Report Index

Requested by:
Eleanor Goolab

Date Completed: 03/16/2023 09:02:50



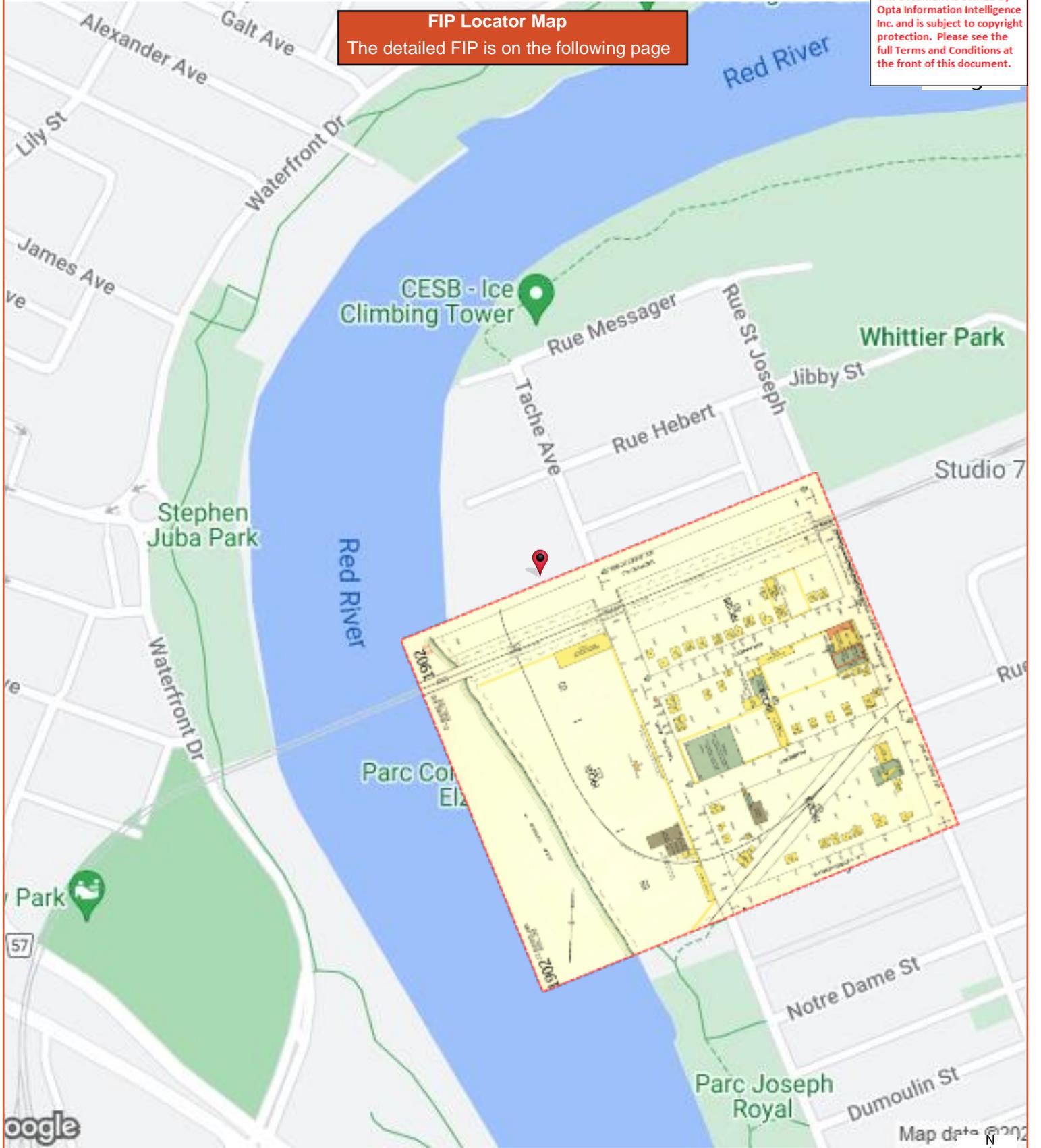
OPTA INFORMATION INTELLIGENCE

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8	(1959) Volume: St Boniface Firemap: 1902
10	(1959) Volume: St Boniface Firemap: 1905



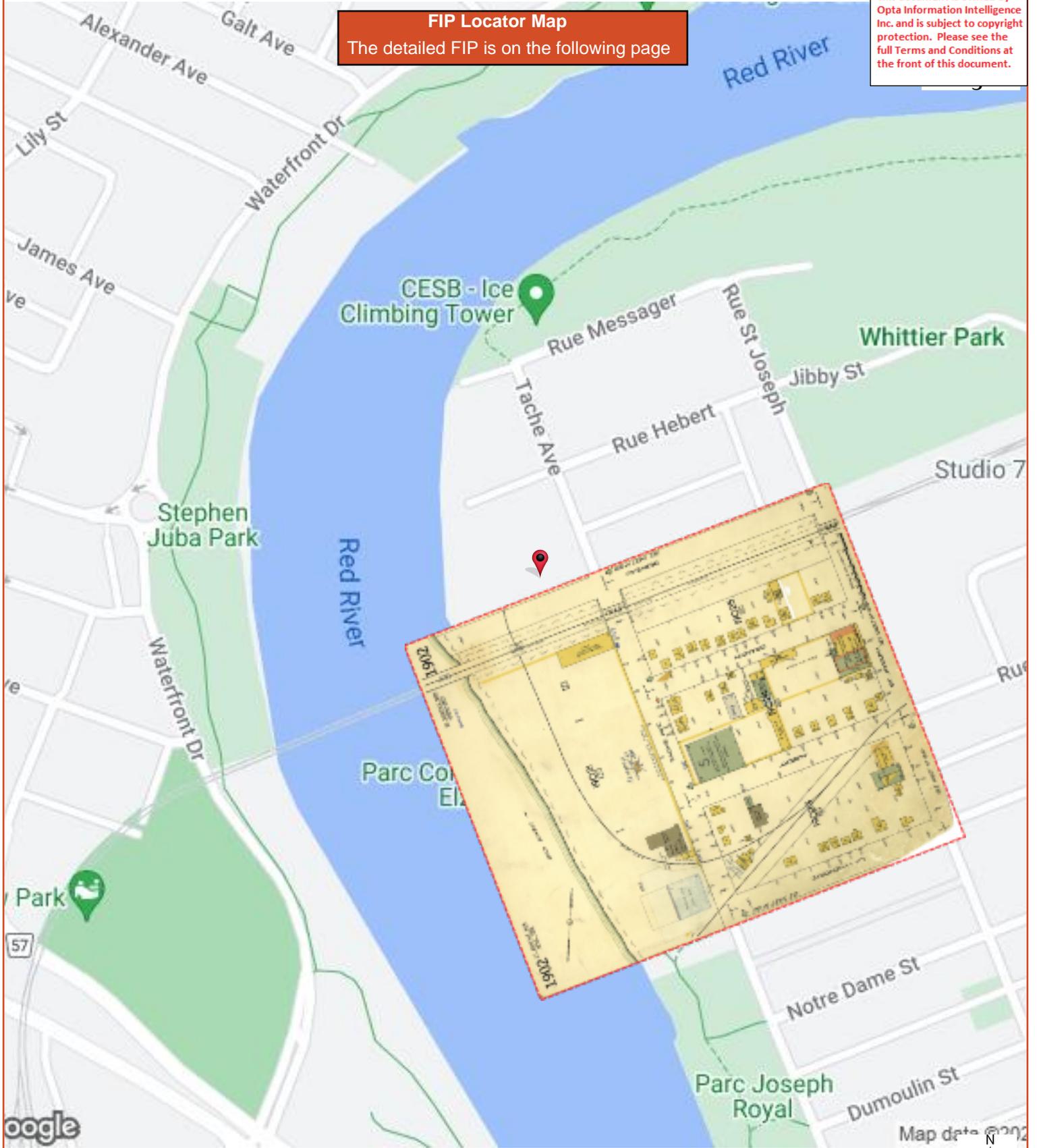
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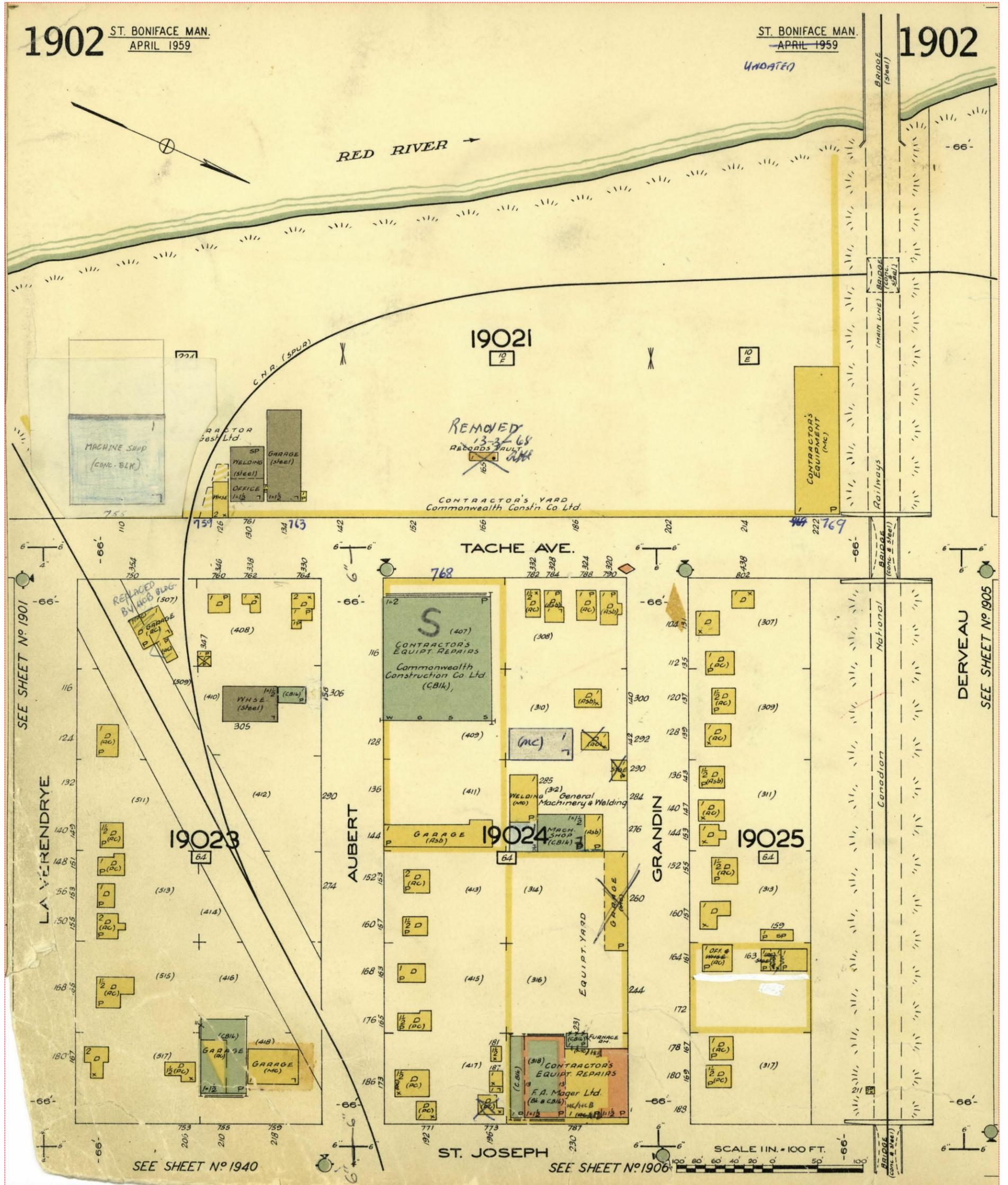
FIP Locator Map
The detailed FIP is on the following page



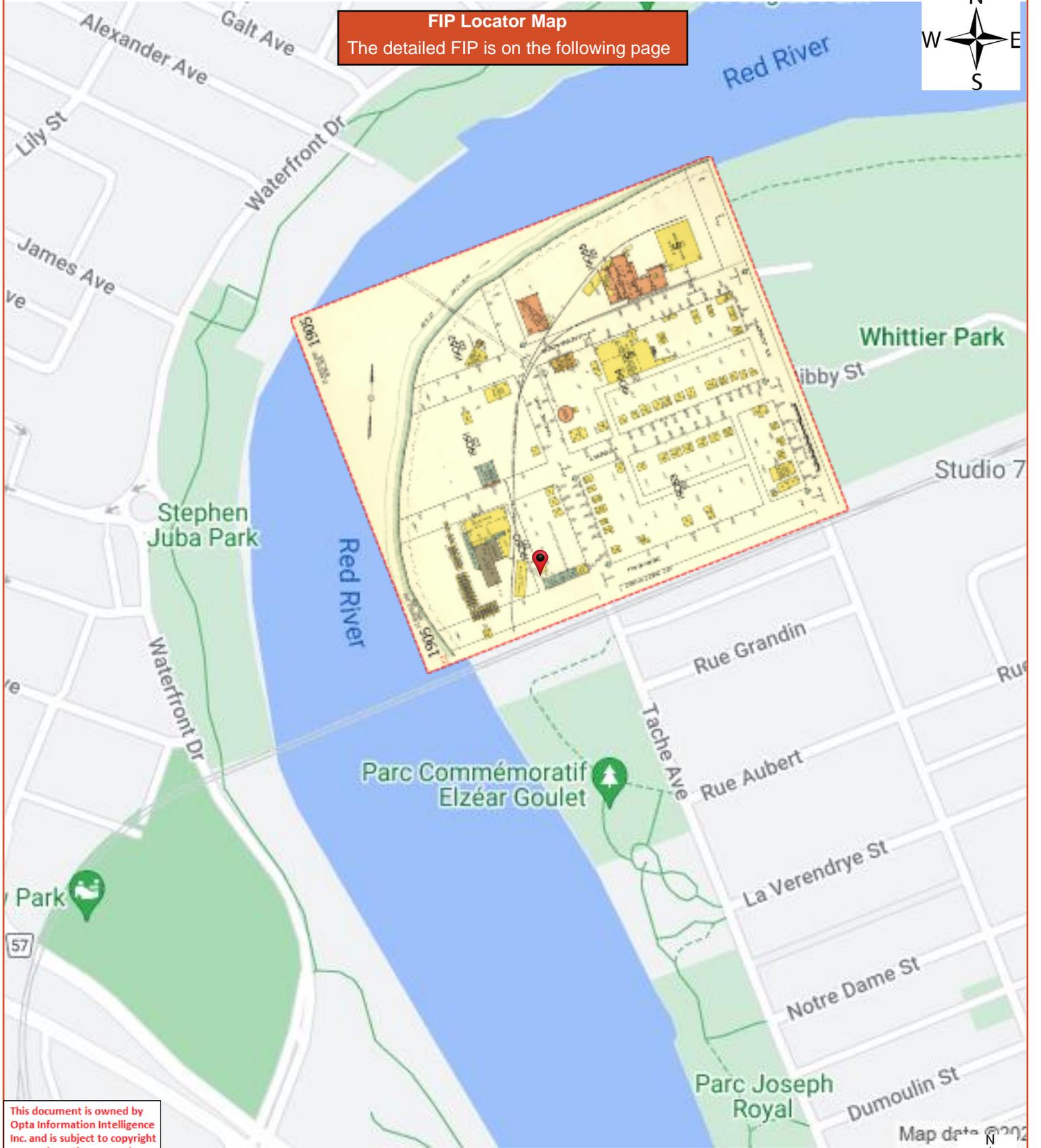
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FIP Locator Map
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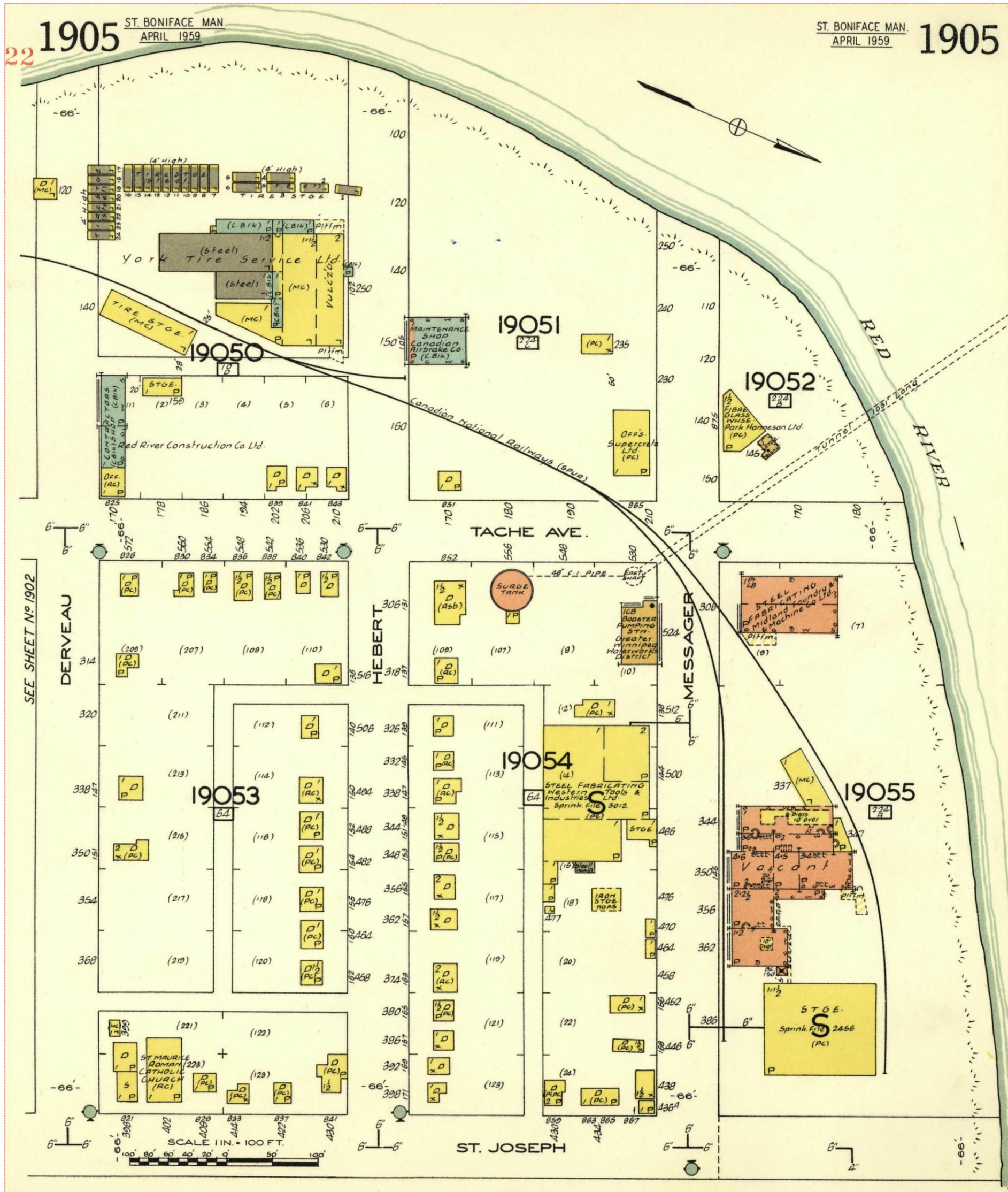


FIP Locator Map
The detailed FIP is on the following page



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Appendix III:

Correspondence with Manitoba Conservation

**No documents have been associated
with this appendix.**

Appendix IV:
EcoLog ERIS Report



DATABASE REPORT

Project Property: *825 Tache Avenue - Phase I ESA
825 Tache Avenue
Winnipeg MB R2H 2C1*

Project No: *20230196*

Report Type: *Standard Report*

Order No: *23030907180*

Requested by: *HLC Consulting Ltd.*

Date Completed: *March 10, 2023*

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Executive Summary

Property Information:

Project Property: 825 Tache Avenue - Phase I ESA
825 Tache Avenue Winnipeg MB R2H 2C1

Project No: 20230196

Coordinates:

Latitude: 49.8965986
Longitude: -97.1288266
UTM Northing: 5,528,812.88
UTM Easting: 634,384.88
UTM Zone: 14U

Elevation: 758 FT
231.07 M

Order Information:

Order No: 23030907180
Date Requested: March 9, 2023
Requested by: HLC Consulting Ltd.
Report Type: Standard Report

Historical/Products:

Aerial Photographs Aerials - National Collection
City Directory Search CD - Subject Site plus 10 Adjacent Properties
ERIS Xplorer [ERIS Xplorer](#)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
CONV	<i>Enforcement Actions</i>	Y	0	0	0
CS	<i>Contaminated/Impacted Sites</i>	Y	0	4	4
DRL	<i>Drill Holes</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	7	7
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tanks</i>	Y	0	4	4
FUEL	<i>Bulk Fuel Distributors</i>	Y	0	0	0
GEN	<i>Waste Generators Summary</i>	Y	1	8	9
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
MAST	<i>Manure Storage Facilities</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
MOGW	<i>Manitoba Oil and Gas Wells</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWW	<i>Oil and Gas Wells</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PITS	<i>Manitoba Pits and Quarries</i>	Y	0	0	0
PR	<i>Sustainable Development Public Registry</i>	Y	0	0	0
REC	<i>Waste Receivers Summary</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	2	2
SPL	<i>Manitoba Spills</i>	Y	0	2	2
SWS	<i>Solid Waste Sites</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Site Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Inventory</i>	Y	0	0	0
Total:			1	27	28

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	GEN	WINNIPEG, PUBLIC WORKS-TACHE AVE.	TACHE AVE., 825 WINNIPEG MB R2H 2C1	-/0.0	0.00	17

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	GEN	MANN'S CLEAN SWEEP LTD	105 HEBERT ST Winnipeg MB	NW/94.5	-1.12	17
2	EHS		105 Rue Hebert Winnipeg MB R2H 0A4	NW/94.5	-1.12	17
2	EHS		105 Rue Hebert Winnipeg MB R2H 0A4	NW/94.5	-1.12	17
2	EHS		105 Rue Hebert Winnipeg MB R2H 0A4	NW/94.5	-1.12	17
2	EHS		105 Rue Hebert Winnipeg MB R2H 0A4	NW/94.5	-1.12	18
3	EHS		850 Tache Avenue Winnipeg MB R2H 0A5	NNE/110.3	1.04	18
3	EHS		850 Tache Avenue Winnipeg MB R2H 0A5	NNE/110.3	1.04	18
3	EHS		850 Tache Avenue Winnipeg MB R2H 0A5	NNE/110.3	1.04	18
4	SPL		866 Tache Ave, Winnipeg MB	N/154.1	0.29	18
5	CS	HARGRAVE FOODS AND DELI	865 TACHE AVE WINNIPEG MB R2H 2C7	NNW/157.4	-1.32	19
5	FST	R&R Body Shop Supply	865 Tache. Winnipeg MB R2H 2C7	NNW/157.4	-1.32	19
5	CS	HARGRAVE FOODS AND DELI	865 TACHE AVE Winnipeg MB	NNW/157.4	-1.32	19

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>5</u>	SPL	CITY OF WINNIPEG - WATER AND WASTE DEPARTMENT	865 Tache Ave WINNIPEG MB R2H 2C7	NNW/157.4	-1.32	<u>19</u>
<u>6</u>	GEN	DISTINCTIVE AUTOBODY	TACHE ST., 769 WINNIPEG MB	SSE/161.9	-1.56	<u>20</u>
<u>6</u>	GEN	DISTTTIVE AUTOBODY	769 TACHE ST Winnipeg MB R2H 2C1	SSE/161.9	-1.56	<u>20</u>
<u>6</u>	GEN	DISTINCTIVE AUTOBODY	769 TACHE ST Winnipeg MB	SSE/161.9	-1.56	<u>20</u>
<u>7</u>	GEN	WATER TREATMENT - CITY OF WINNIPEG	866 TACHE AVE Winnipeg MB	N/176.3	-0.11	<u>20</u>
<u>8</u>	FST	Former B.A.C.M.	144-154 Messenger Rd. Winnipeg MB	NNE/209.2	0.29	<u>20</u>
<u>9</u>	SCT	Armor Elevator/Midland Co. Ltd	148 Grandin St Winnipeg MB R2H 0A9	ESE/215.0	-1.71	<u>21</u>
<u>9</u>	GEN	WINNIPEG ELEVATOR	GRANDIN ST., 148 WINNIPEG MB	ESE/215.0	-1.71	<u>21</u>
<u>9</u>	SCT	Armor Elevator/Midland Co. Ltd.	148 Grandin St Winnipeg MB R2H 0A9	ESE/215.0	-1.71	<u>21</u>
<u>9</u>	GEN	WINNIPEG ELEVATOR 1978	148 GRANDIN ST Winnipeg MB R2H 0A9	ESE/215.0	-1.71	<u>21</u>
<u>9</u>	GEN	WINNIPEG ELEVATOR 1978	148 GRANDIN ST Winnipeg MB	ESE/215.0	-1.71	<u>21</u>
<u>10</u>	CS	BOCKSTAEL CONSTRUCTION (1979) LTD	768 TACHE AVE WINNIPEG MB R2H 2C4	ESE/219.1	-0.90	<u>22</u>
<u>10</u>	FST	Le Rendezvous	768 Tache Ave. Winnipeg MB R2H 2C4	ESE/219.1	-0.90	<u>22</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
10	CS	LE RENDEZVOUS (FORMER)	768 TACHE AVE Winnipeg MB	ESE/219.1	-0.90	22
11	FST	Manitoba Housing & Renewal Co.	168 Grandin & St. Joseph Winnipeg MB R2H 0A9	ESE/238.8	-1.71	22

Executive Summary: Summary By Data Source

CS - Contaminated/Impacted Sites

A search of the CS database, dated Up to Mar 2021 has found that there are 4 CS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
HARGRAVE FOODS AND DELI	865 TACHE AVE WINNIPEG MB R2H 2C7	NNW	157.36	<u>5</u>
HARGRAVE FOODS AND DELI	865 TACHE AVE Winnipeg MB	NNW	157.36	<u>5</u>
LE RENDEZVOUS (FORMER)	768 TACHE AVE Winnipeg MB	ESE	219.13	<u>10</u>
BOCKSTAEL CONSTRUCTION (1979) LTD	768 TACHE AVE WINNIPEG MB R2H 2C4	ESE	219.13	<u>10</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Dec 31, 2022 has found that there are 7 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	850 Tache Avenue Winnipeg MB R2H 0A5	NNE	110.31	<u>3</u>
	850 Tache Avenue Winnipeg MB R2H 0A5	NNE	110.31	<u>3</u>
	850 Tache Avenue Winnipeg MB R2H 0A5	NNE	110.31	<u>3</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
-------------------------------	-----------------------	-------------------------	----------------------------	-----------------------

105 Rue Hebert Winnipeg MB R2H 0A4	NW	94.54	<u>2</u>
105 Rue Hebert Winnipeg MB R2H 0A4	NW	94.54	<u>2</u>
105 Rue Hebert Winnipeg MB R2H 0A4	NW	94.54	<u>2</u>
105 Rue Hebert Winnipeg MB R2H 0A4	NW	94.54	<u>2</u>

FST - Fuel Storage Tanks

A search of the FST database, dated 1905-Feb 2003* has found that there are 4 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Former B.A.C.M.	144-154 Messenger Rd. Winnipeg MB	NNE	209.20	<u>8</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
R&R Body Shop Supply	865 Tache. Winnipeg MB R2H 2C7	NNW	157.36	<u>5</u>
Le Rendezvous	768 Tache Ave. Winnipeg MB R2H 2C4	ESE	219.13	<u>10</u>
Manitoba Housing & Renewal Co.	168 Grandin & St. Joseph Winnipeg MB R2H 0A9	ESE	238.81	<u>11</u>

GEN - Waste Generators Summary

A search of the GEN database, dated 1998 - Sep 2022 has found that there are 9 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
WINNIPEG, PUBLIC WORKS- TACHE AVE.	TACHE AVE., 825 WINNIPEG MB R2H 2C1	-	0.00	<u>1</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MANN'S CLEAN SWEEP LTD	105 HEBERT ST Winnipeg MB	NW	94.54	<u>2</u>
DISTINCTIVE AUTOBODY	769 TACHE ST Winnipeg MB	SSE	161.91	<u>6</u>
DISTTIVE AUTOBODY	769 TACHE ST Winnipeg MB R2H 2C1	SSE	161.91	<u>6</u>
DISTINCTIVE AUTOBODY	TACHE ST., 769 WINNIPEG MB	SSE	161.91	<u>6</u>
WATER TREATMENT - CITY OF WINNIPEG	866 TACHE AVE Winnipeg MB	N	176.29	<u>7</u>
WINNIPEG ELEVATOR	GRANDIN ST., 148 WINNIPEG MB	ESE	214.96	<u>9</u>
WINNIPEG ELEVATOR 1978	148 GRANDIN ST Winnipeg MB	ESE	214.96	<u>9</u>
WINNIPEG ELEVATOR 1978	148 GRANDIN ST Winnipeg MB R2H 0A9	ESE	214.96	<u>9</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Armor Elevator/Midland Co. Ltd	148 Grandin St Winnipeg MB R2H 0A9	ESE	214.96	<u>9</u>

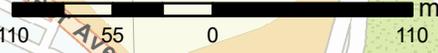
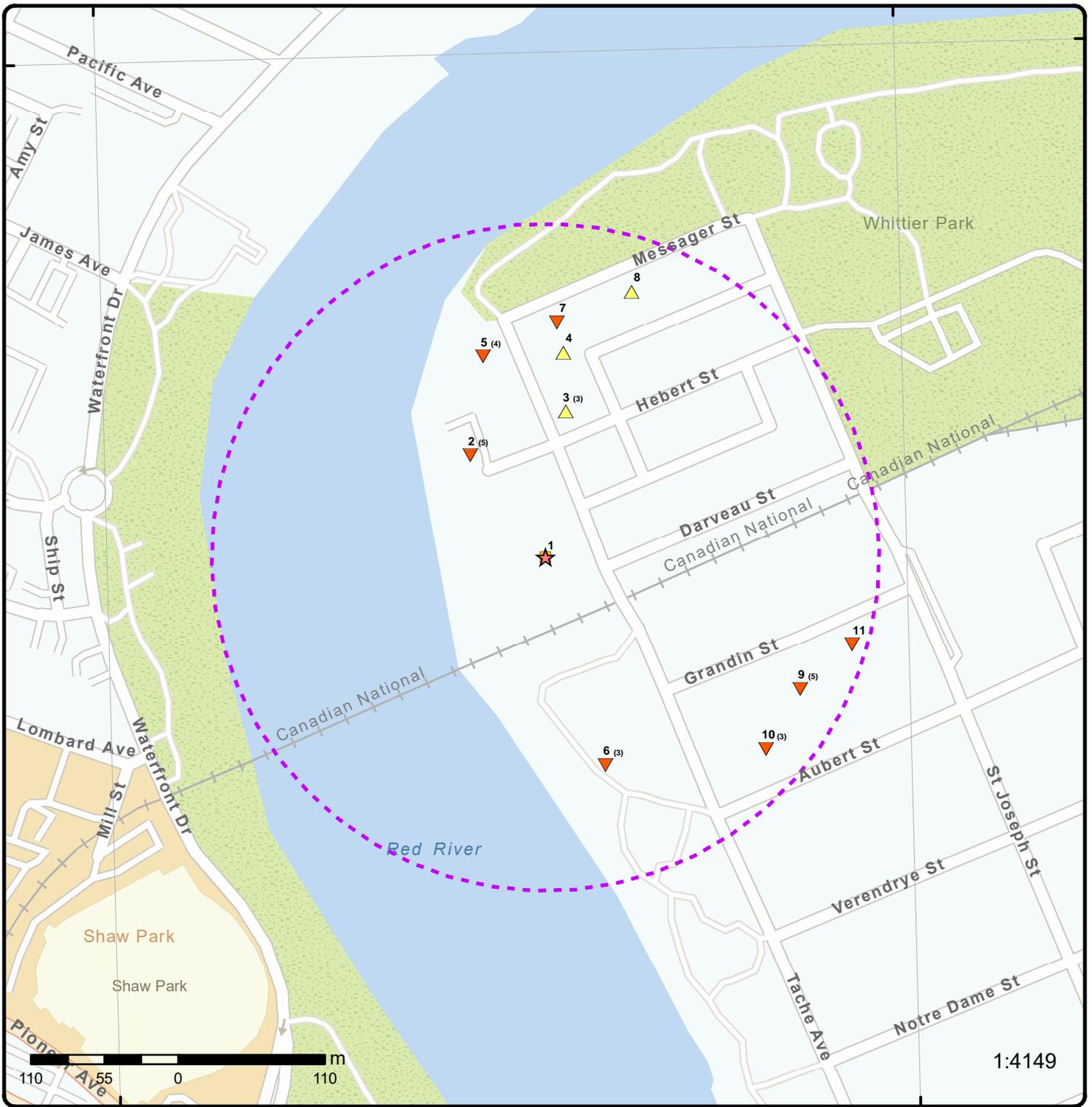
Armor Elevator/Midland Co. Ltd.	148 Grandin St Winnipeg MB R2H 0A9	ESE	214.96	9
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SPL - Manitoba Spills

A search of the SPL database, dated Apr 2009-Jun 2022 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	866 Tache Ave, Winnipeg MB	N	154.14	4

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CITY OF WINNIPEG - WATER AND WASTE DEPARTMENT	865 Tache Ave WINNIPEG MB R2H 2C7	NNW	157.36	5



1:4149

Map: 0.25 Kilometer Radius

Order Number: 23030907180

Address: 825 Tache Avenue, Winnipeg, MB



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

97°7'30"W

49°54'N

49°54'N



Aerial Year: 2022

Order Number: 23030907180

Address: 825 Tache Avenue, Winnipeg, MB



Source: ESRI World Imagery

© ERIS Information Limited Partnership

97°9'W

97°30'W

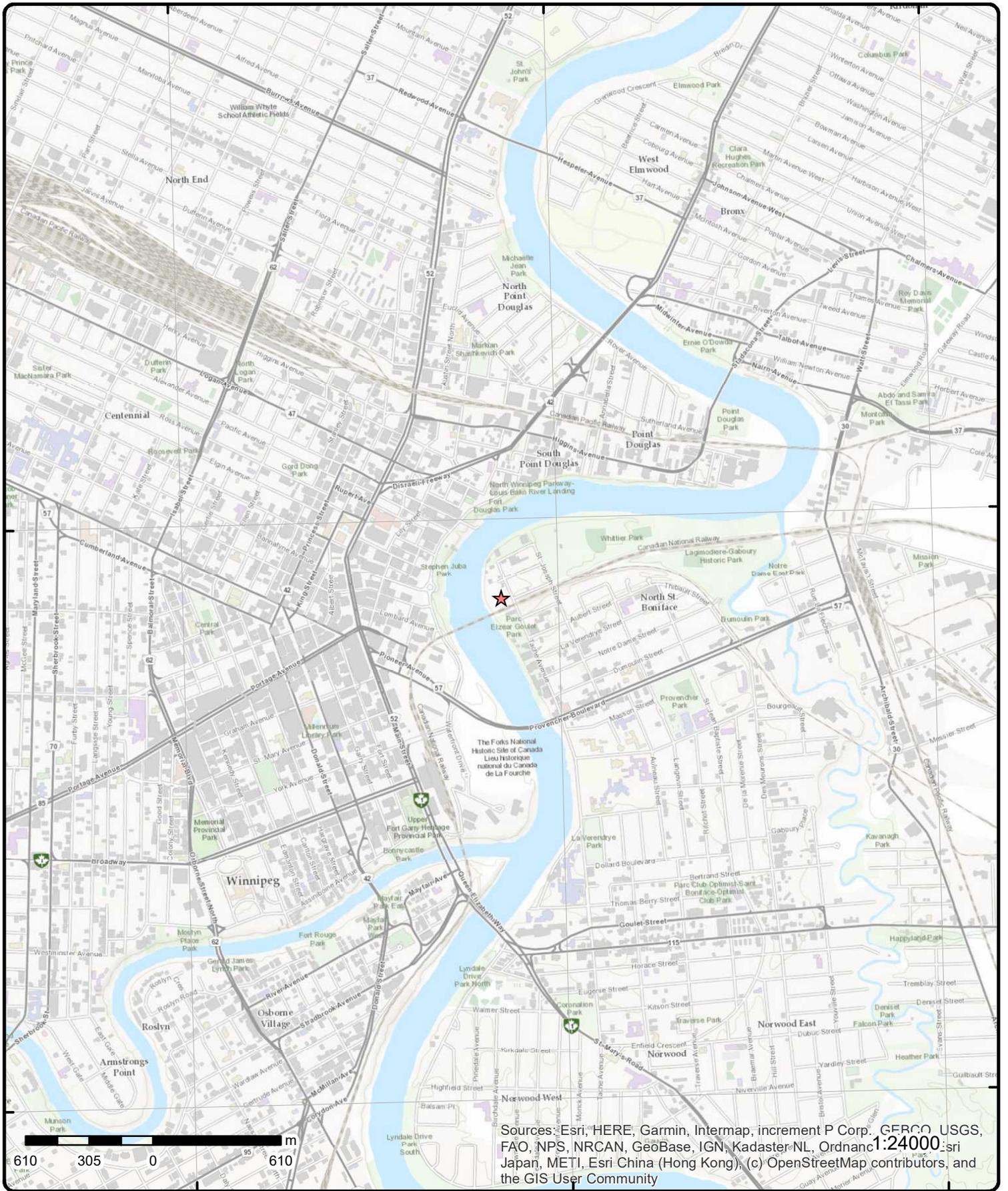
97°6'W

49°54'N

49°54'N

49°52'30"N

49°52'30"N



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 825 Tache Avenue, MB

Source: ESRI World Topographic Map

Order Number: 2303097180



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	-/0.0	231.1 / 0.00	WINNIPEG, PUBLIC WORKS-TACHE AVE. TACHE AVE., 825 WINNIPEG MB R2H 2C1	GEN
Registration No:		MBG007437			
SIC:					
DLS:					
<u>2</u>	1 of 5	NW/94.5	230.0 / -1.12	MANN'S CLEAN SWEEP LTD 105 HEBERT ST Winnipeg MB	GEN
Registration No:		MBG14114			
SIC:					
DLS:					
<u>2</u>	2 of 5	NW/94.5	230.0 / -1.12	105 Rue Hebert Winnipeg MB R2H 0A4	EHS
Order No:		20200304249		Nearest Intersection:	
Status:		C		Municipality: Winnipeg	
Report Type:		Standard Report		Client Prov/State: MB	
Report Date:		09-MAR-20		Search Radius (km): .25	
Date Received:		04-MAR-20		X: -97.1295783	
Previous Site Name:		Commercial Air Brakes Ltd.		Y: 49.8972964	
Lot/Building Size:		0.56 acres			
Additional Info Ordered:					
<u>2</u>	3 of 5	NW/94.5	230.0 / -1.12	105 Rue Hebert Winnipeg MB R2H 0A4	EHS
Order No:		20200304249		Nearest Intersection:	
Status:		C		Municipality: Winnipeg	
Report Type:		Standard Report		Client Prov/State: MB	
Report Date:		09-MAR-20		Search Radius (km): .25	
Date Received:		04-MAR-20		X: -97.1295783	
Previous Site Name:		Commercial Air Brakes Ltd.		Y: 49.8972964	
Lot/Building Size:		0.56 acres			
Additional Info Ordered:					
<u>2</u>	4 of 5	NW/94.5	230.0 / -1.12	105 Rue Hebert Winnipeg MB R2H 0A4	EHS
Order No:		20200304249		Nearest Intersection:	
Status:		C		Municipality: Winnipeg	
Report Type:		Standard Report		Client Prov/State: MB	
Report Date:		09-MAR-20		Search Radius (km): .25	
Date Received:		04-MAR-20		X: -97.1295783	
Previous Site Name:		Commercial Air Brakes Ltd.		Y: 49.8972964	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Lot/Building Size: 0.56 acres Additional Info Ordered:					
<u>2</u>	5 of 5	NW/94.5	230.0 / -1.12	105 Rue Hebert Winnipeg MB R2H 0A4	EHS
Order No: 20200304249 Status: C Report Type: Standard Report Report Date: 09-MAR-20 Date Received: 04-MAR-20 Previous Site Name: Commercial Air Brakes Ltd. Lot/Building Size: 0.56 acres Additional Info Ordered:		Nearest Intersection: Municipality: Winnipeg Client Prov/State: MB Search Radius (km): .25 X: -97.1295783 Y: 49.8972964			
<u>3</u>	1 of 3	NNE/110.3	232.1 / 1.04	850 Tache Avenue Winnipeg MB R2H 0A5	EHS
Order No: 20200416035 Status: C Report Type: Standard Express Report Report Date: 16-APR-20 Date Received: 16-APR-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: MB Search Radius (km): .25 X: -97.1285783 Y: 49.8975775			
<u>3</u>	2 of 3	NNE/110.3	232.1 / 1.04	850 Tache Avenue Winnipeg MB R2H 0A5	EHS
Order No: 20200416035 Status: C Report Type: Standard Express Report Report Date: 16-APR-20 Date Received: 16-APR-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: MB Search Radius (km): .25 X: -97.1285783 Y: 49.8975775			
<u>3</u>	3 of 3	NNE/110.3	232.1 / 1.04	850 Tache Avenue Winnipeg MB R2H 0A5	EHS
Order No: 20200416035 Status: C Report Type: Standard Express Report Report Date: 16-APR-20 Date Received: 16-APR-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: MB Search Radius (km): .25 X: -97.1285783 Y: 49.8975775			
<u>4</u>	1 of 1	N/154.1	231.4 / 0.29	866 Tache Ave, Winnipeg MB	SPL
Spill No: Incident ID: Incident Date: July 29,2012 @ 15:00		Off Lease: Off Lease m2: Call Reason: Water - Red River			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Spill Source: Sub Type Desc: Issue Incident: Oil Volume m3: SW Volume m3: Other Volume m3: Recovered m3: Total Area m2:		Chlorinated Water Release		Plan: Block: Lot: Location: Easting: Northing: NAD Type: UTM Source:	866 Tache Ave, Winnipeg
Details					
Amount:		Approx 7500 L			
Unit:					
Contaminant Code:		Chlorinated Water			
<u>5</u>	1 of 4	NNW/157.4	229.8 / -1.32	HARGRAVE FOODS AND DELI 865 TACHE AVE WINNIPEG MB R2H 2C7	CS
File No:		1169			
File Name:		HARGRAVE FOODS AND DELI			
Site Desig Under the CSRA:					
<u>5</u>	2 of 4	NNW/157.4	229.8 / -1.32	R&R Body Shop Supply 865 Tache. Winnipeg MB R2H 2C7	FST
Site ID:		14219		Owner Category:	
Owner:		R&R Body Shop Supply		Independent	
Operator:				Site Status:	
Mailing City:		Winnipeg MB		Dismantled	
Mailing Address:		865 Tache		Outlet Type:	
				Heating	
				Inventory:	
				NA	
--Details--					
Status:		Installed		NO Of Tanks:	
Position:		Underground		1	
Spill Protect:		Unprotected		Status Date:	
				01-Jan-76	
Status:		Removed		Capacity(L):	
Position:		Underground		4545.00	
Spill Protect:		Unprotected		NO Of Tanks:	
				1	
				Status Date:	
				01-Nov-96	
				Capacity(L):	
				4545.00	
<u>5</u>	3 of 4	NNW/157.4	229.8 / -1.32	HARGRAVE FOODS AND DELI 865 TACHE AVE Winnipeg MB	CS
File No:		20880			
File Name:					
Site Desig Under the CSRA:		LIST OF ALL SITES ON FILE WITH THE CONTAMINATED/IMPACTED SITES PROGRAM			
<u>5</u>	4 of 4	NNW/157.4	229.8 / -1.32	CITY OF WINNIPEG - WATER AND WASTE DEPARTMENT 865 Tache Ave WINNIPEG MB R2H 2C7	SPL
Spill No:					
Incident ID:		107683			
Incident Date:		3/9/2010			
Spill Source:					
Sub Type Desc:		Piping/ Valve Leak		Off Lease:	
				Off Lease m2:	
				Call Reason:	
				Water	
				Plan:	
				Block:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Issue Incident: Oil Volume m3: SW Volume m3: Other Volume m3: Recovered m3: Total Area m2:				Lot: Location: Easting: Northing: NAD Type: UTM Source:	
6	1 of 3	SSE/161.9	229.5 / -1.56	DISTINCTIVE AUTOBODY TACHE ST., 769 WINNIPEG MB	GEN
Registration No:		MBG002543			
SIC:					
DLS:					
6	2 of 3	SSE/161.9	229.5 / -1.56	DISTTIVE AUTOBODY 769 TACHE ST Winnipeg MB R2H 2C1	GEN
Registration No:		MBG02543			
SIC:					
DLS:					
6	3 of 3	SSE/161.9	229.5 / -1.56	DISTINCTIVE AUTOBODY 769 TACHE ST Winnipeg MB	GEN
Registration No:		MBG02543			
SIC:					
DLS:					
7	1 of 1	N/176.3	231.0 / -0.11	WATER TREATMENT - CITY OF WINNIPEG 866 TACHE AVE Winnipeg MB	GEN
Registration No:		MBG13675			
SIC:					
DLS:					
8	1 of 1	NNE/209.2	231.4 / 0.29	Former B.A.C.M. 144-154 Messenger Rd. Winnipeg MB	FST
Site ID:		13307		Owner Category: Independent	
Owner:		Tyrone Enterprises Ltd.		Site Status: Dismantled	
Operator:		Hogue, Allen		Outlet Type: Retail	
Mailing City:		Winnipeg MB		Inventory: NA	
Mailing Address:		144-154 Messenger Rd.			
--Details--					
Status:		Installed		NO Of Tanks: 1	
Position:		Underground		Status Date: 01-Jan-76	
Spill Protect:		Unprotected		Capacity(L): 4545.00	
Status:		Installed		NO Of Tanks: 1	
Position:		Underground		Status Date: 01-Jan-76	
Spill Protect:		Unprotected		Capacity(L): 9090.00	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status:		Removed		NO Of Tanks:	1
Position:		Underground		Status Date:	26-Oct-91
Spill Protect:		Unprotected		Capacity(L):	4545.00
Status:		Removed		NO Of Tanks:	1
Position:		Underground		Status Date:	26-Oct-91
Spill Protect:		Unprotected		Capacity(L):	9090.00
<u>9</u>	1 of 5	ESE/215.0	229.4 / -1.71	Armor Elevator/Midland Co. Ltd 148 Grandin St Winnipeg MB R2H 0A9	SCT
Established:		01-JAN-78			
Plant Size (ft²):		16000			
Employment:					
--Details--					
Description:		Material Handling Equipment Manufacturing			
SIC/NAICS Code:		333920			
Description:		Material Handling Equipment Manufacturing			
SIC/NAICS Code:		333920			
<u>9</u>	2 of 5	ESE/215.0	229.4 / -1.71	WINNIPEG ELEVATOR GRANDIN ST., 148 WINNIPEG MB	GEN
Registration No:		MBG000758			
SIC:					
DLS:					
<u>9</u>	3 of 5	ESE/215.0	229.4 / -1.71	Armor Elevator/Midland Co. Ltd. 148 Grandin St Winnipeg MB R2H 0A9	SCT
Established:		1978			
Plant Size (ft²):		16000			
Employment:		6			
--Details--					
Description:		Material Handling Equipment Manufacturing			
SIC/NAICS Code:		333920			
<u>9</u>	4 of 5	ESE/215.0	229.4 / -1.71	WINNIPEG ELEVATOR 1978 148 GRANDIN ST Winnipeg MB R2H 0A9	GEN
Registration No:		MBG00758			
SIC:					
DLS:					
<u>9</u>	5 of 5	ESE/215.0	229.4 / -1.71	WINNIPEG ELEVATOR 1978 148 GRANDIN ST Winnipeg MB	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Registration No:		MBG00758			
SIC:					
DLS:					
10	1 of 3	ESE/219.1	230.2 / -0.90	BOCKSTAEI CONSTRUCTION (1979) LTD 768 TACHE AVE WINNIPEG MB R2H 2C4	CS
File No:		1870			
File Name:		LE RENDEZVOUS (FORMER)			
Site Desig Under the CSRA:					
10	2 of 3	ESE/219.1	230.2 / -0.90	Le Rendezvous 768 Tache Ave. Winnipeg MB R2H 2C4	FST
Site ID:		14156		Owner Category: Independent	
Owner:		Le Rendezvous		Site Status: Dismantled	
Operator:		Gousseau, Normand		Outlet Type: Heating	
Mailing City:		Winnipeg MB		Inventory: NA	
Mailing Address:		768 Tache Ave.			
--Details--					
Status:		Installed		NO Of Tanks: 1	
Position:		Underground		Status Date: 01-Jan-56	
Spill Protect:		Unprotected		Capacity(L): 13635.00	
Status:		Installed		NO Of Tanks: 2	
Position:		Underground		Status Date: 01-Jan-75	
Spill Protect:		Unprotected		Capacity(L): 4545.00	
Status:		Removed		NO Of Tanks: 2	
Position:		Underground		Status Date: 07-Dec-78	
Spill Protect:		Unprotected		Capacity(L): 4545.00	
Status:		Filled with inert material		NO Of Tanks: 1	
Position:		Underground		Status Date: 19-Mar-96	
Spill Protect:		Unprotected		Capacity(L): 13635.00	
10	3 of 3	ESE/219.1	230.2 / -0.90	LE RENDEZVOUS (FORMER) 768 TACHE AVE Winnipeg MB	CS
File No:		20875			
File Name:					
Site Desig Under the CSRA:		LIST OF ALL SITES ON FILE WITH THE CONTAMINATED/IMPACTED SITES PROGRAM			
11	1 of 1	ESE/238.8	229.4 / -1.71	Manitoba Housing & Renewal Co. 168 Grandin & St. Joseph Winnipeg MB R2H 0A9	FST
Site ID:		13410		Owner Category: Manitoba (Prov. Government Facility)	
Owner:		Manitoba Government		Site Status: Dismantled	
Operator:		Penner, Don		Outlet Type: Used Oil	
Mailing City:		Winnipeg MB		Inventory: NA	
Mailing Address:		280 Broadway			
--Details--					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Status:	Installed			NO Of Tanks:	1
Position:	Underground			Status Date:	01-Jan-75
Spill Protect:	Unprotected			Capacity(L):	13635.00
Status:	Installed			NO Of Tanks:	1
Position:	Underground			Status Date:	01-Jan-75
Spill Protect:	Unprotected			Capacity(L):	4545.00
Status:	Removed			NO Of Tanks:	1
Position:	Underground			Status Date:	27-May-86
Spill Protect:	Unprotected			Capacity(L):	13635.00
Status:	Removed			NO Of Tanks:	1
Position:	Underground			Status Date:	27-May-86
Spill Protect:	Unprotected			Capacity(L):	4545.00

Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CS	WINNIPEG, STREETS- BONNYCASTLE PARK-I	TACHE AVE.	WINNIPEG MB	
NATE	CP&CNRAIL		WINNIPEG MB	
NATE	CNR		WINNIPEG MB	
NEES	CNR		WINNIPEG MB	
WWIS	MACKEY'S HOMES	HEBERT ST	WINNIPEG MB	
WWIS	K GATDOSIK	ST JOSEPHS ST	WINNIPEG MB	

Unplottable Report

Site: WINNIPEG, STREETS-BONNYCASTLE PARK-I
TACHE AVE. WINNIPEG MB

Database:
CS

File No: 0081
File Name: WINNIPEG, STREETS-BONNYCASTLE
Site Desig Under the CSRA:

Site: CP&CNRAIL
WINNIPEG MB

Database:
NATE

File No.: 44634W
Reported By: Environment Canada
Material Reaction:
Spill Date: 880210
Lead Agency:
Basin: Nelson River Drainage
Air:
DOE on Scene:
Land: Y
Fresh Water:
Ground Water:
Salt Water:
Other Environment:
Waterbody:
Cause: Pipe Leak
Reason: Weld, Seam Failure
Source: Train
Sector: Transportation
Ship No.:
Ship Name:
Clean Up By: polluter
Disposal Method: unknown
Recovery %: 0.00
Act Invoked: None
Enforcement Resp:
Fish Kill: N
Oiled Birds: N
Other Kill: N
Vegetation Damage: N
Property Damage: N
Drinking Water: N
Income Loss: N
Other Consequences: N
No. of Injuries:
No. of Evacuations:
Fine: 0.00
No. of Dead:
Cleanup Cost: 0.00
Material: xylene
Amount (ton): 0.01
Volume (L): 0
Concentration: 0
Phase:
Additional Info:

Site: CNR
WINNIPEG MB

Database:
NATE

File No.: 4463-4
Reported By: Environment Canada
Material Reaction: N
Spill Date: 820319
Lead Agency: Polluter
Basin:
Air: N
DOE on Scene: N
Land: Y
Fresh Water: N
Ground Water: N
Salt Water: N
Other Environment: N
Waterbody:
Cause: Other
Reason: Other
Source: Other Storage Facilities
Sector: Transportation
Ship No.:
Ship Name:
Clean Up By: polluter
Disposal Method: other
Recovery %: 100.00
Act Invoked: None
Enforcement Resp:
Fish Kill: N
Oiled Birds: N
Other Kill: N
Vegetation Damage: N
Property Damage: N
Drinking Water: N
Income Loss: N
Other Consequences: N
No. of Injuries: 0
No. of Evacuations: 0
Fine:
No. of Dead: 0
Cleanup Cost:
Material: sodium silicate
Amount (ton): 0.11
Volume (L): 109
Concentration:
Phase:
Additional Info:

Site: CNR
 WINNIPEG MB

Database:
 NEES

Incident Date: 3/19/82
Contaminant: sodium silicate
Amount: 0.11
Units: Tonnes (Metric)
Quantity:
Cause: Other
Source: Other Storage Facilities
Reason: Other
Sector: Transportation

Site: MACKEY'S HOMES
 HEBERT ST WINNIPEG MB

Database:
 WWIS

Well PID: 58876	Well Name:
Water Use: Domestic	Driller: L. Mondor Drilling
Well Use: PRODUCTION	Owner:
Date Completed: 1987 May 18	Utm X:
Location: RIVER LOT 363 IN PARISH OF St. Norbert	Utm Y:
Remarks: HEBERT ST.	

Site: K GATDOSIK
ST JOSEPHS ST WINNIPEG MB

Database:
WWIS

Well PID: 17118
Water Use: Domestic
Well Use: PRODUCTION
Date Completed: 1972 Nov 10
Location: RIVER LOT 110 IN PARISH OF R. C. Mission
Remarks: LOT 110, ST JOSEPHS ST

Well Name:
Driller: MONDOR, L. E.
Owner:
Utm X:
Utm Y:

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-May 31, 2022

Certificates of Approval:

Provincial

[CA](#)

This database contains approvals issued since July 1988 within the following categories: Approvals for Air or Effluent and Orders, Permits and/or Regulated Sites designations for Air, Effluent, Refuse or Storage. The information available within this database pertains to client information, general location, class type, operation type, license # and the issue date of the CA. Please note that no specific site address information is available.

Government Publication Date: 1988-Jun 2013*

Dry Cleaning Facilities:

Federal

[CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2020

Chemical Manufacturers:

Private

[CHEM](#)

The Manitoba Industry, Trade and Tourism department maintains a chemical register of all known 'active' manufacturers of chemicals, fertilizers and pesticides within the province. Inactive chemical manufacturers are not required to remain in the database. Information available within this register pertains to company name, location and the 'product line'.

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private

[CHM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations:

Private

[CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Sep 2022

Enforcement Actions:

Provincial

[CONV](#)

This database summarizes enforcement activities (Convictions, Warnings, Director's Order's, EO Order's, MOH Order's, Offence Notice's, and Permit Suspensions) where companies/individual have been found guilty of environmental offenses under Manitoba's Environmental Protection Legislation. Please note that enforcement actions resulting from activities regulated under the Livestock Manure & Mortalities Mgmt Regulation MR 42/98 are also included.

Government Publication Date: Apr 1994-Mar 2022

Contaminated/Impacted Sites:

Provincial

[CS](#)

List of sites registered under the Contaminated/Impacted Sites Program, made available by Manitoba Sustainable Development, Environmental Programs and Strategies branch. Includes sites that are on the Designated Impacted and Designated Contaminated Sites lists, as well as sites where impacts do not pose a concern, remediation has been completed, or further action is necessary.

Government Publication Date: Up to Mar 2021

Drill Holes:Provincial **DRL**

The "Open File Drill Holes" database contains information on more than 10,000 drill holes in the province of Manitoba. The database provides information in regard to drill hole location (place, latitude and longitude), depth and overburden of hole, exploration company and assessment report year.

Government Publication Date: Feb 28, 2022

Environmental Effects Monitoring:Federal **EEM**

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:Private **EHS**

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Dec 31, 2022

Environmental Issues Inventory System:Federal **EIIS**

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Federal Convictions:Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Dec 2022

Federal Identification Registry for Storage Tank Systems (FIRSTS):Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tanks:Provincial **FST**

The Petroleum Storage Tank database, which is maintained by Manitoba's Petroleum Storage Program, contains information in regard to company name, location, status, outlet type (retail, used oil, bulk/used'), number of tanks, tank capacity and tank status. This database will not be updated as this information is no longer collected in this format. For current information regarding bulk fuel distributors, please see the FUEL database.

Government Publication Date: 1905-Feb 2003*

Bulk Fuel Distributors:Provincial **FUEL**

Petroleum and allied product storage facilities are issued operating permits in accordance with the Regulation. This inventory contains a listing of current valid operating permits maintained by Government of Manitoba department of Environment, Climate and Parks. Fields such as Permit Number, Operation Name, Type of Facility, City/Municipality, and Region are included.

Government Publication Date: 2006 - Dec 2022

Waste Generators Summary:

Provincial GEN

Within Manitoba, a waste generator is defined as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled or stored at the site. This database contains the licensing/registration number (MB1 #), company name and address of registered generators. At present, access to the type of hazardous waste generated and the form of treatment used in the handling of the waste is only available by directly calling Manitoba's Hazardous Waste Program.

Government Publication Date: 1998 - Sep 2022

Greenhouse Gas Emissions from Large Facilities:

Federal GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

Indian & Northern Affairs Fuel Tanks:

Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Manure Storage Facilities:

Provincial MAST

Under the Livestock Manure and Mortalities Management Regulation (MR 42/98), permits are issued for the construction, modification or expansion of manure storage facilities. Once issued, the Environmental Livestock Program is responsible for the enforcement of regulations on the management of manure and mortalities. Please note that the MAST database only provides information on permit number, operation name, RM and permit issue date. All other information must be obtained from MB Conservation.

Government Publication Date: Jul 1994-Sep 2022

Canadian Mine Locations:

Private MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial MNR

For over 25 years, Manitoba has been compiling Mineral Inventory Cards on mineral deposits in the province. This database was obtained from Manitoba Industry, Trade and Mines, and contains information on over 650 mineral occurrences in the province. Data is provided on the Mineral Inventory File No., Mineral Deposit Name, Product, Associated Minerals or Products of Value, NTS area, Name of Property Owner or Operator and Address, location, and geographical coordinates.

Government Publication Date: 1961-Mar 2022

Manitoba Oil and Gas Wells:

Provincial MOGW

The Manitoba Oil and Gas Wells database was collected through the assistance of The Land Systems Company. Information is provided regarding license number and location for over 4,800 wells. Please note that this database will not be updated, information on wells drilled after May 2002 can be found in the Oil and Gas Wells (OGW) database under the 'Private Source Database' section.

Government Publication Date: 1951-May 2002*

National Analysis of Trends in Emergencies System (NATES):

Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

National Defense & Canadian Forces Fuel Tanks:

Federal NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWW](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Nov 30, 2022

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Inventory of PCB Storage Sites:

Provincial **PCB**

Manitoba's Hazardous Waste Program maintains a listing of all "active" PCB storage facilities. Inactive PCB storage equipment and/or disposal sites are not required to remain as part of the PCB inventory database for the province. Please note that some of the sites have no wastes in storage at present, but are retained should they be required for future acceptance of PCB equipment as it comes out of service. The records within this database only provide information on facility name and location. Information pertaining to the inventory of stored wastes and waste quantities at a designated site is only available by directly contacting the Hazardous Waste Program. Please note that this database will not be updated, information after 1999 can be found in the National PCB Inventory (NPCB) database.

Government Publication Date: 1998-1999*

Parks Canada Fuel Storage Tanks:

Federal **PCFT**

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Manitoba Pits and Quarries:

Provincial **PITS**

The Manitoba Pits and Quarries database is comprised of 3 different types of permits. 1. Quarry Lease and Exploration Permits, which have a ten year term with exclusive rights for crown minerals. Quarry Exploration permits have a three year term with exclusive rights. 2. Private Pits and Quarry Permits require annual registration of private aggregate operations in the province and 3. Casual Permits which are for annual permits of Crown materials.

Government Publication Date: 1994-Aug 2022

Sustainable Development Public Registry:

Provincial **PR**

The public registry system contains information on projects that are undergoing environmental assessment under The Environmental Act and projects applying for a license under The Dangerous Goods Handling and Transportation Act. This listing is made available by Manitoba Sustainable Development.

Government Publication Date: Jan 31, 2021

Waste Receivers Summary:

Provincial **REC**

Disposal of regulated waste is maintained through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by company name and address.

Government Publication Date: 1998-Jul 2017

Retail Fuel Storage Tanks:

Private **RST**

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-May 31, 2022

Scott's Manufacturing Directory:

Private **SCT**

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Manitoba Spills:

Provincial **SPL**

The Manitoba Conservation Environmental Management System (EMS) records spills from across the province. Information from this database includes incident type, substance type, reason, location of spill, contaminate info and responsible party.

Government Publication Date: Apr 2009-Jun 2022

Solid Waste Sites:

Provincial **SWS**

Locations of solid waste sites and waste transfer stations registered with the Waste Reduction and Recycling Support (WRARS) Program, as well as First Nation landfills. Includes Class 1, 2, and 3 Solid Waste Sites, First Nation Solid Waste Sites, and Waste Transfer Stations. First Nations data was sourced from Indigenous and Northern Affairs Canada (INAC). Made available by Manitoba Government.

Government Publication Date: Mar 2022

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Apr 2020

Waste Disposal Site Inventory:

Provincial

[WDS](#)

Manitoba Conservation retains a separate inventory of all known active and inactive regulated waste disposal grounds and waste transfer facilities for each of the five regions in the province. Registered companies may hold a permit or certificate for release of the following waste types: Effluent, Refuse, Air and Special Waste Storage.

Government Publication Date: 1998*

Water Well Inventory:

Provincial

[WWIS](#)

The GW Drill database compiled by the Manitoba Water Stewardship Division and Groundwater Management Program provides information on water wells across the province. The GW Drill database is a compilation of records from various sources and is intended to provide water well, stratigraphic, and hydrogeologic background information. The compilation is extensive but is not a comprehensive or complete inventory of wells in the province. For many records, location has been provided in DLS (Dominion Land Survey) format and locations may be accurate to the section or quarter section only. Any analysis or interpretation of records or the absence thereof must take into consideration that the GW Drill database is not comprehensive and should not be used as an inventory.

Government Publication Date: 1880-May 2015

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



HISTORICAL AERIALS

Project Property: 825 Tache Avenue - Phase I ESA
825 Tache Avenue
Winnipeg MB R2H 2C1

Project No: 20230196

Requested By: HLC Consulting Ltd.

Order No: 23030907180

Date Completed: March 14, 2023

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

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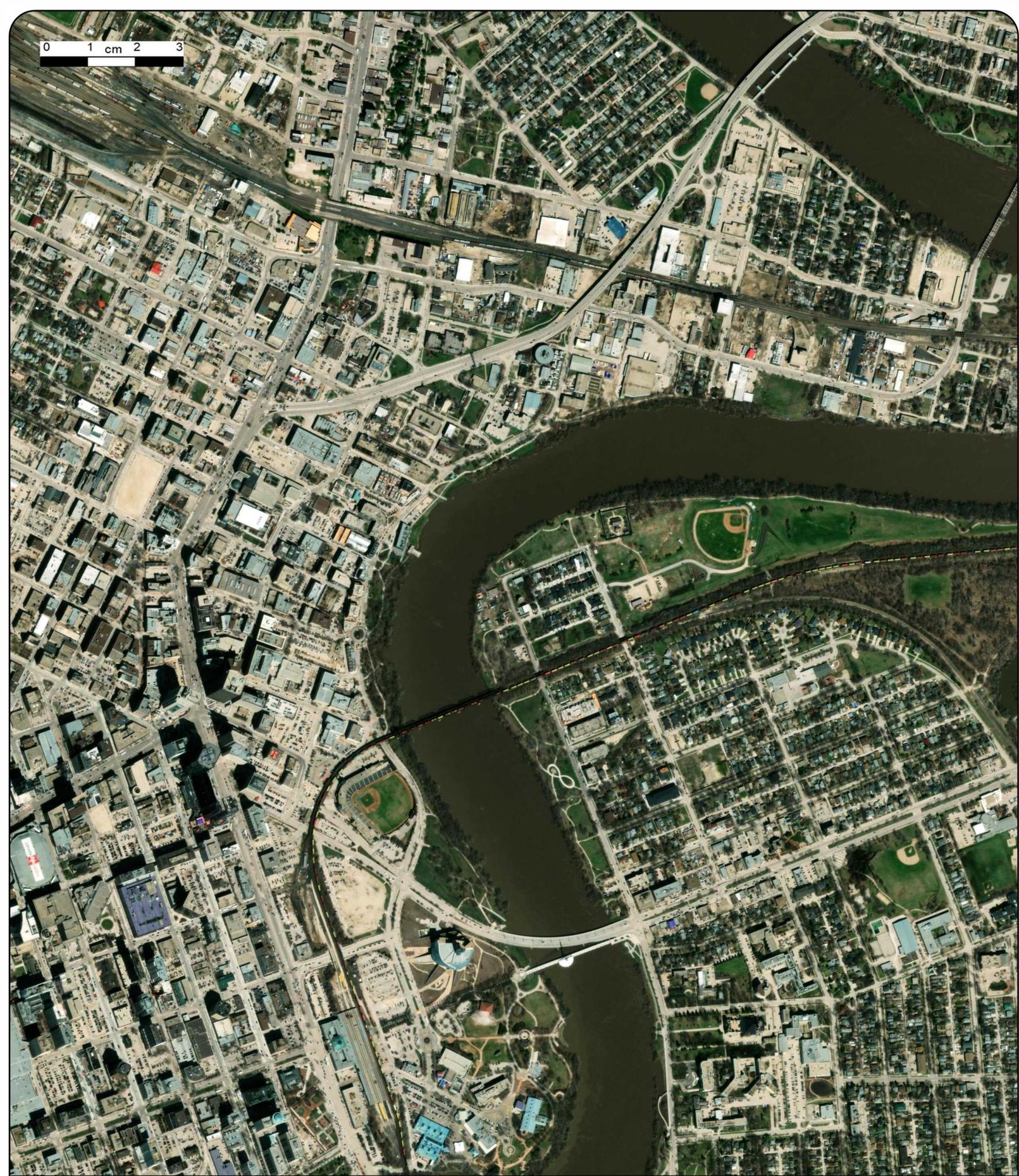
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2021	MAXAR TECHNOLOGIES	10,000	
1991	National Air Photo Library	10,000	
1983	National Air Photo Library	10,000	
1970	National Air Photo Library	10,000	
1962	National Air Photo Library	10,000	
1950	National Air Photo Library	10,000	
1945	National Air Photo Library	10,000	
1930	Missing Coverage		
1927	National Air Photo Library	10,000	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com



Year: 2021
Source: MAXAR
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



Year: 1991
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



Year: 1983
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



Year: 1970
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



Year: 1962
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



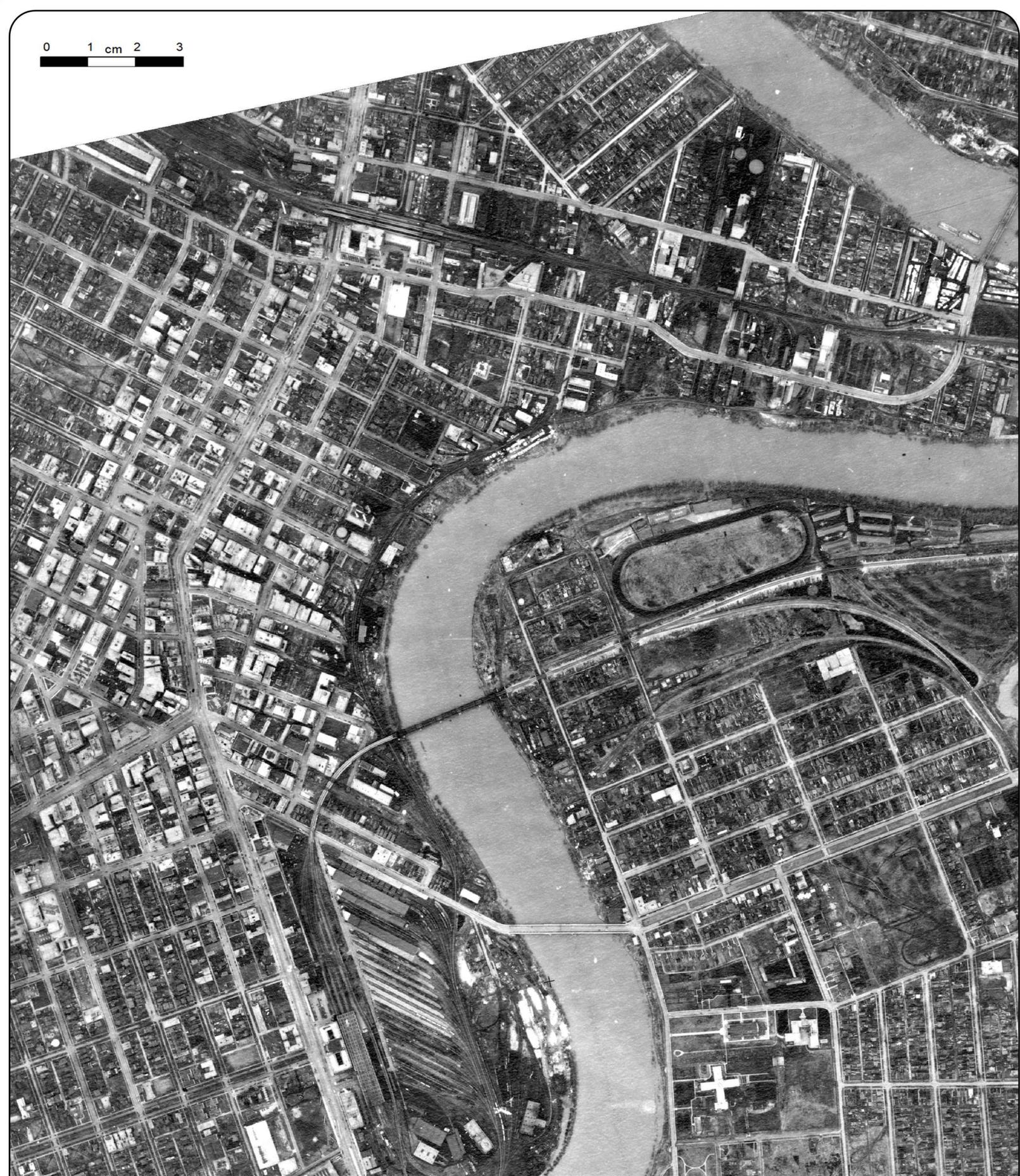
Year: 1950
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



Year: 1945
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



0 1 cm 2 3



Year: 1927
Source: NAPL
Scale: 10,000
Comment:

Address: 825 Tache Avenue, Winnipeg, MB
Approx Center: -97.1288266,49.8965986

Order No: 23030907180



Appendix V:
Site Photographs



View of Site from southeast corner, facing northwest.



Adjacent industrial property to the north, taken from northwest corner, facing northeast.



Adjacent industrial property to the north. Taken from north boundary of Site, facing north.



Adjacent maintenance yard to the north, taken from north boundary of Site, facing north.



Adjacent parkland and residential property to the east. Taken from east boundary of Site, facing northeast.



Adjacent parkland property to the east, taken from southeast corner of Site, facing east.



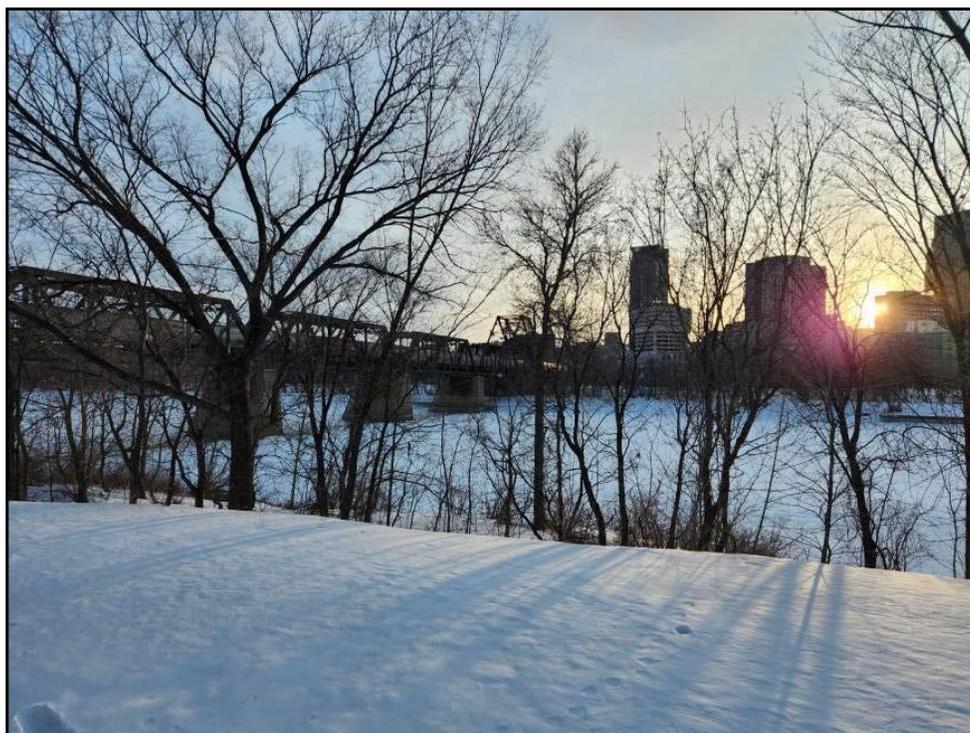
Adjacent parkland property to the east. Taken from east boundary of Site, facing southeast.



Adjacent parkland property to the east. Taken from northeast corner of Site, facing southeast.



Adjacent parkland property to the west, followed by the Red River. Taken from southwest corner of Site, facing west.



Adjacent parkland property to the west, taken from northwest corner of Site, facing southwest.



Adjacent parkland property to the west, taken from southwest corner of Site, facing north.



Adjacent properties to the northeast, taken from northwest corner, facing east.



Adjacent railway property to the south. Taken from southwest corner of Site, facing southeast.



Previous monitoring well in northern portion of Site.



Piles of parking lot sweepings (dust, sand, soil, etc) on adjacent property to the north. Taken from northwest corner of Site, facing north.



View of Site from north boundary, facing south.



View of Site from northeast corner, facing southwest.



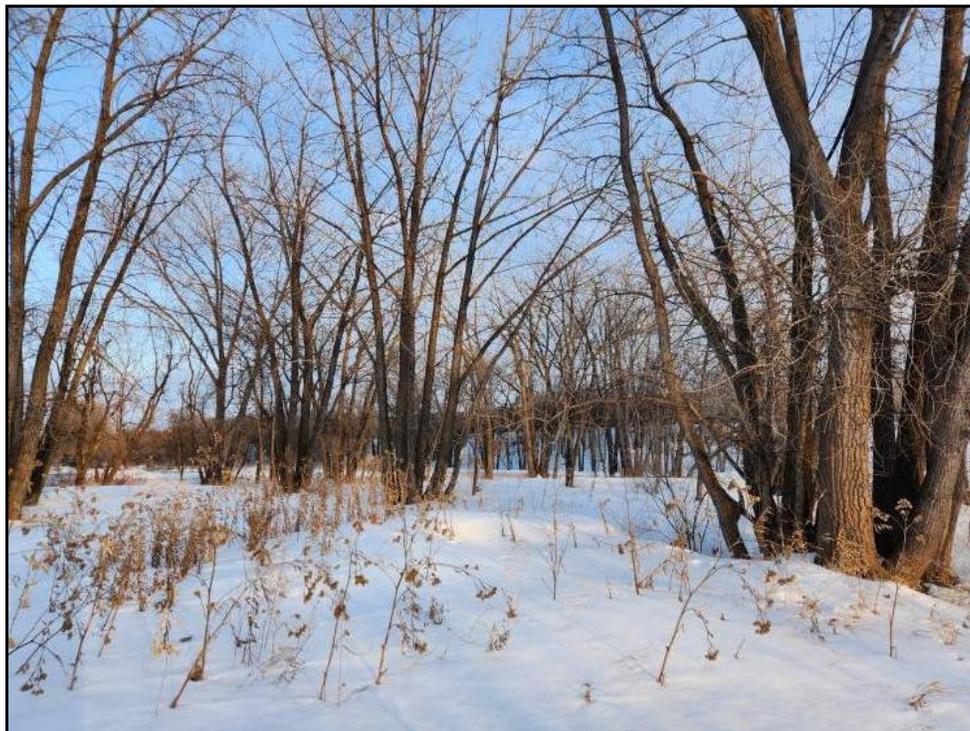
View of Site from northwest corner, facing southeast.



View of Site from northwest portion, facing east.



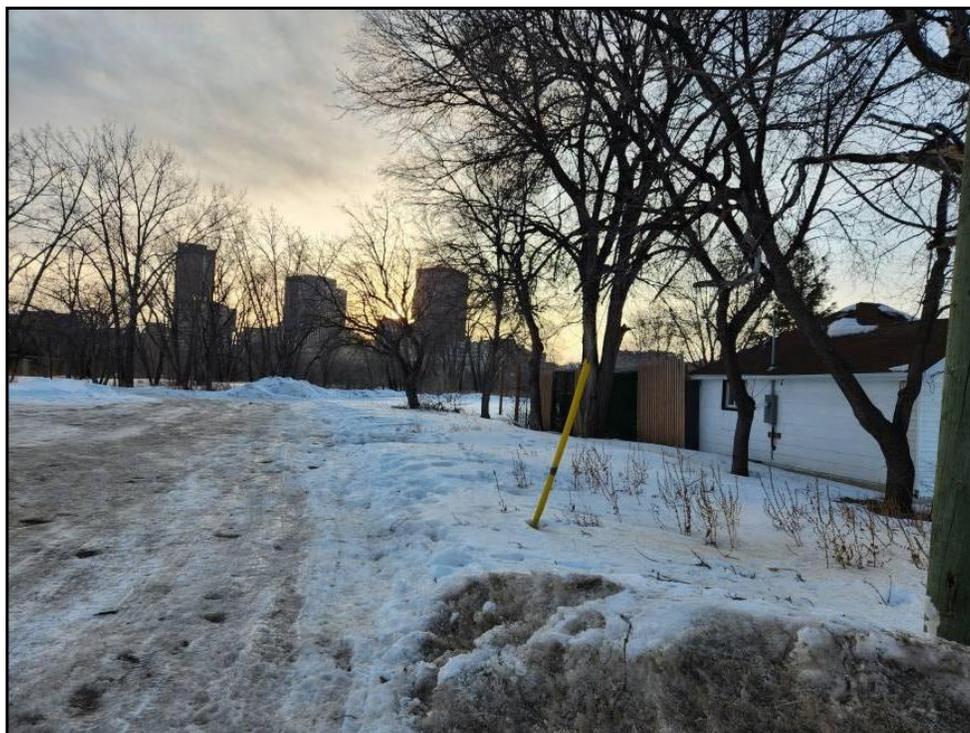
View of Site from southwest corner, facing east.



View of Site from west boundary, facing east.



Water pumping station & multi-tenant residential property to the northeast. Taken from northwest corner of Tache Avenue & Rue Hebert, facing northeast.



North property line of Site. Taken from northeast corner, facing west.



Adjacent residential properties to the northeast of the Site. Taken from east boundary of Site, facing north.

Appendix VI:
Personnel Resumes



Daniel LeBlanc, B.Sc. Environmental Studies, Biology

Environmental Technologist

Daniel LeBlanc is an Environmental Technologist at HLC Consulting Ltd. Daniel studied global environmental systems and biology at the University of Winnipeg, graduating with two science degrees in 2017. He has over 8 years of technical fieldwork experience in the forestry, agricultural and conservation sectors, which includes traveling to client or public sites to perform inspections, collect soil, water and plant tissue samples, recording and managing environmental data (i.e. water quality, soil types, tree diseases), monitoring worksites and completing technical inspection reports for government and private sector clients. He has completed work in Manitoba, Saskatchewan, Alberta and Ontario.

Technical Fieldwork Experience

(2018-2020) SGS Canada

- Travelled to grain elevators countrywide to run tests on wheat, corn, canola, and other grains
- Performed analyses such as moisture, protein, vomitoxins, entomology, etc.
- Assigned quality grades to large volumes of grain (upwards of 10 000 tons a day)
- Collected, stored, organized and delivered grain samples to clients
- Accurately recorded grain data and prepared detailed inspection reports for clients
- Operated, calibrated and maintained lab equipment (moisture meters, scales, centrifuge)

(2017) Farmer's Edge

- Travelled by truck to remote growers' fields throughout Manitoba to collect soil samples
- Bagged and labelled hundreds of samples a day, representing thousands of acres per week
- Logged soil and field data into GIS mapping software (composite and variable rate sampling)
- Reported field conditions, crop information and environmental hazards
- Helped other samplers when stuck in snowdrifts, vehicle breakdowns, computer problems
- Operated and maintained work truck, sampling equipment (probes, hydraulic cylinder)

(2014-2017) City of Winnipeg, Urban Forestry Branch

- Monitored the city for Dutch Elm Disease and Emerald Ash Borer
- Collected branch samples and marked infected trees for removal
- Wrote technical field reports including tree locations, environmental hazards, homeowner consent, property lines, etc.
- Collected and uploaded tree data into GIS mapping software (and with GPS)
- Inspected properties for illegal firewood and communicated with public about spreading disease

Water Sampling Experience

(2018) Lake Winnipeg Foundation

Traveled to sampling sites around Oakbank, Manitoba (creeks, ditches) to collect water samples for phosphorus and nitrogen analysis

(2020,2021) Bonify Holdings Corporation

Collected weekly water samples from nutrient tanks, pipes and driplines in a greenhouse setting, ensuring that correct sanitary standards were met

Education

Bachelor of Science, Environmental Studies (Major), University of Winnipeg, 2017

Bachelor of Science, Biology (Minor), University of Winnipeg, 2017

Certifications

Emergency First Aid Certificate, 2021

Canadian Pleasure Craft Operator's Licence, 2017

Fall Arrest Certificate, 2018

WHMIS, 2021



Léo Jr. Nicolas, M.Sc., P.Ag., CIH

Occupational Hygienist/Partner

Léo Jr. Nicolas is an occupational hygienist and founding partner of HLC Consulting Ltd. Léo is a registered Certified Industrial Hygienist (CIH) and registered Professional Agrologist (P.Ag.). He has over 15 years of consulting experience that includes asbestos, hazardous materials, and mould building surveys, development of asbestos and mould abatement specifications, performing asbestos and mould air clearance testing, indoor air quality investigation for residential, commercial, industrial, LEED projects, manufacturing, health care and educational facilities, noise surveys, phase I and II environmental site assessments, project management and project development. He has completed work in Alberta, Saskatchewan, Manitoba and Ontario and has also been involved in managing client projects related to obtaining either LEED and BOMA BEST credits. Léo takes pride in providing detailed, timely and accurate reporting to his client

Project Management Experience

*Manitoba Branches – (2007 - 2010) TD Canada Trust**

A project involving over 30 TD Canada Trust branches located throughout Manitoba that includes preparation of budgetary project estimates, completion of hazardous materials building surveys, preparation of asbestos and/or mould abatement specifications, completion of asbestos and/or mould post abatement air clearance testing, report preparation and completion of annual survey updates.

Asbestos Buildings Survey – (2016) Frontier School Division

Completed an asbestos survey of a school located at northern site for Frontier School Division. This project also included development of abatement specifications, completion of abatement site inspections and collection of post abatement air clearance testing.

Phase I Environmental Site Assessment Project Experience

(2015) Brydges Property Management

Phase I ESA was required for the re-financing of a residential building located in the downtown area.

(2016) Mayberry Holdings Ltd.

Phase I ESA was required for the purchase of a commercial building located in the downtown area.

(2016) Capital Commercial Real Estate Services Inc.

Phase I ESA was required for the purchase of a commercial building located in the downtown area.

* Denotes work was completed at a different firm

Occupational Hygiene Project Experience

Asbestos Buildings Survey – (2016) Frontier School Division

Completed an asbestos survey of multiple buildings located at northern school site for Frontier School Division. The site was a former Canadian Forces base that was developed in the 1950s.

Asbestos Buildings Survey – (2015 - Ongoing) Astroid Management

Astroid Management was required to complete an asbestos survey of several of their buildings located throughout Winnipeg. The work began in 2015 and will likely be completed by 2017. The project also included the preparation of an asbestos management plan for Astroid Management.

*Mould Building Survey – (2008) A.S.H. Management Group Inc. **

Completed a mould survey of a large apartment complex that was being renovated by A.S.H Management Group. The project includes an assessment of each individual unit, development of abatement scope of work, abatement inspections to ensure that the work was being completed in accordance to the scope, and collection of mould post-abatement air clearance samples.

Mould Building Survey – (2016) Winmar Restoration

Completed a mould survey of a multi-unit nursing residence at a First Nation community located in Northern Manitoba. The project includes an assessment of each individual unit, development of abatement scope of work, abatement inspections to ensure that the work was being completed in accordance to the scope, and collection of mould post-abatement air clearance samples.

*LEED Indoor Air Quality Pre-Occupancy Testing – (2009) Manitoba Hydro Downtown Office**

Completed pre-occupancy indoor air quality testing in accordance to requirements outlined in Leadership in Energy and Environmental Design (LEED) Reference Guide for New Construction.

Worker Exposure Testing – (2008 - Ongoing) Manufacturing companies located throughout Manitoba

Mr. Nicolas has completed several welding fume and paint solvent worker exposure testing at many manufacturing companies located throughout Manitoba. The testing is performed to ensure that workers are not being overexposed to various chemicals that are used daily by these workers.

Education

Bachelor of Science (Honours) in Microbiology, University of Manitoba, 1998

Masters of Science, Soil Science, University of Manitoba, 2001

Associations

Certified Industrial Hygienist registered with the American Board of Industrial Hygienists (ABIH)

Professional Agrologist registered with Manitoba Institute of Agrologists (MIA)

LEED Green Associate registered with the Canadian Green Building Council

* Denotes work was completed at a different firm