



SASKATOON

220 3rd Avenue South,
Suite 413,
Saskatoon, Saskatchewan
S7K 1M1
T: 306.343.5500
TF: 1.866.919.8899
F: 306.343.3601

REGINA

369 Park Street,
Regina, Saskatchewan
S4N 5B2
T: 306.522.6100
TF: 1.866.919.1861
F: 306.522.6101

WINNIPEG

300 - 1600 Ness Avenue,
Madison Square
Winnipeg, Manitoba
R3J 3W7
T: 204.783.1276
TF: 1.866.919.4531
F: 204.478.4940

LONDON

700 Richmond Street,
Suite 307,
London, Ontario
N6A 5C7
T: 519.452.7700
TF: 1.866.919.4531
F: 519.452.1712

OTTAWA

5310 Canotek Road,
Unit 30,
Ottawa, Ontario
K1J 9N5
T: 613.824.8900
TF: 1.866.919.4530
F: 613.824.8901

IQALUIT

P.O. Box 957,
Iqaluit, Nunavut
X0A 0H0
T: 867.979.3300
TF: 1.866.919.4533
F: 867.979.3302

**PHASE I ENVIRONMENTAL SITE
ASSESSMENT
Public Works Yard & Bonivital Pool
1201 & 1215 Archibald Street
Winnipeg, Manitoba**

PRODUCED FOR:

THE CITY OF WINNIPEG

PRODUCED BY:

CONCENTRIC ASSOCIATES INTERNATIONAL INCORPORATED

CONCENTRIC REFERENCE NUMBER:

13-4905-E

DATE:

JUNE 24, 2013



EXECUTIVE SUMMARY

Concentric Associates International Incorporated (Concentric) was retained by the City of Winnipeg (the City) to conduct a Phase I Environmental Site Assessment (ESA) of a City-owned Public Works Yard and adjacent Bonivital Pool, respectively located at 1201 and 1215 Archibald Street in Winnipeg, Manitoba, herein referred to as the 'site'.

The Public Works Yard and Bonivital Pool facility are part of an overall City property that encompasses approximately 44 hectares (109 acres) and also includes a golf course. For the purposes of this Phase I ESA, the site is limited to the Public Works Yard and the Bonivital Pool facility and immediately adjoining exterior areas as defined by the City.

The Phase I ESA was carried out in general accordance with the practices identified in Canadian Standards Association document Z768-01 *Phase I Environmental Site Assessment*, dated November 2001, reaffirmed 2012. This report is based upon our analysis of historical and current records pertaining to the site, a site reconnaissance and interviews with persons familiar with the site.

The following issues of potential environmental concern have been identified based on the results of the Phase I ESA:

1. The Public Works Yard (1201 Archibald Street) was identified in Manitoba's Environmental Management System database as a Contaminated/Impacted Site.
2. Manitoba's Fuel Storage Tanks Database identified USTs at the Public Works Yard dating back to 1971. The USTs and associated pump island were located along the eastern boundary of the Public Works Yard, just south of the entrance onto the site from Archibald Street. The USTs were between 4,500 L and 5,000 L in capacity and in use from 1971 until 2008 when the pump island and USTs were removed. The 30-40 year history of petroleum handling and storage in bulk quantities in on-site USTs is a potential environmental concern.
3. Prior to 1998, operations at the Public Works Yard included maintenance of city owned vehicles and equipment. Dark staining was noted on the concrete floor in the area where vehicle maintenance was formerly undertaken. A floor drain that is reported to eventually discharge to the sanitary sewer system was also located in this area. This historical operation and possibility for release of petroleum-based and other products associated with vehicle maintenance to the environment is a potential concern.
4. Several areas of staining were observed on the exterior gravel of the Public Works Yard. Given the long history of vehicle and equipment storage and maintenance at the site, there are potential environmental concerns related to possible surface and subsurface soil and/or groundwater impacts in these areas.
5. Fill material is frequently stored at the Public Works Yard. This material is typically stored on-site and then used at various work sites throughout Winnipeg,



as required. No documentation regarding the origin and quality of the fill material was available. There is potential environmental concern associated with the unknown quality of fill material periodically stored at the Public Works Yard.

6. There are known asbestos containing materials at the Bonivital Pool facility. Given the age of the building, there is a potential for asbestos and/or lead-containing materials to be located at the Public Works building.

Concentric recommends that a Phase II Environmental Site Assessment be conducted to further assess above-noted issues of potential environmental concern 1-5.

With respect to item 6, it is recommended that project-specific hazardous building materials surveys be undertaken at the site buildings prior to any demolition or renovation of areas that may disturb asbestos or lead-containing materials.



TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	i
1. INTRODUCTION.....	1
1.1 OBJECTIVES	2
2. METHODOLOGY	3
2.1 HISTORICAL RECORDS REVIEW	3
2.2 SITE VISIT	3
2.3 INTERVIEWS	4
3. RECORDS REVIEW RESULTS	5
3.1 CHAIN-OF-TITLE SEARCH AND HISTORIC LAND USE	5
3.2 CITY DIRECTORIES.....	5
3.3 AERIAL PHOTOS.....	6
3.4 FIRE INSURANCE PLANS (FIPS).....	8
3.5 TOPOGRAPHY AND REGIONAL GEOLOGY.....	9
3.6 PREVIOUS ENVIRONMENTAL REPORTS.....	9
3.7 AGENCY INFORMATION	10
3.8 RECORDS REVIEW SUMMARY	13
4.0 SITE VISIT RESULTS	15
4.1 GENERAL SITE DESCRIPTION	15
4.2 SITE STRUCTURES.....	15
4.2.1 <i>Current Site Structures</i>	15
4.2.2 <i>Historical Site Structures</i>	16
4.3 SITE OPERATIONS	17
4.3.1 <i>Current Site Operations</i>	17
4.3.2 <i>Historical Site Operations</i>	17
4.4 EXTERIOR AREAS.....	18
4.5 ADJACENT PROPERTIES.....	18
4.6 TOPOGRAPHIC, GEOLOGIC, AND HYDROGEOLOGIC CONDITIONS.....	19
4.7 SPECIAL ATTENTION SUBSTANCES	19
4.7.1 <i>Polychlorinated Biphenyls (PCBs)</i>	19
4.7.2 <i>Asbestos-Containing Materials (ACMs)</i>	20
4.7.3 <i>Ozone Depleting Substances (ODSs)</i>	20
4.7.4 <i>Lead</i>	21
4.7.5 <i>Urea Formaldehyde Foam Insulation (UFFI)</i>	21
4.7.6 <i>Mould</i>	21
4.8 CHEMICAL USE AND STORAGE.....	21
4.9 HAZARDOUS WASTE	23
4.10 DRAINS AND SUMPS	23



4.11	MECHANICAL EQUIPMENT	23
4.12	STORAGE TANKS	23
4.13	SPILLS AND RELEASES	24
4.14	GENERAL UTILITY SERVICES	24
4.15	POTABLE WATER SUPPLY	24
4.16	WATERCOURSES, DITCHES OR STANDING WATER	24
4.17	STORM WATER AND SANITARY DISCHARGES	24
4.18	SOLID WASTE GENERATION, STORAGE AND DISPOSAL.....	24
4.19	AIR EMISSIONS.....	24
4.20	SITE APPEARANCE	24
4.21	INTERVIEWS	24
4.22	SITE VISIT SUMMARY	24
5.	CONCLUSIONS AND RECOMMENDATIONS	24
6.	QUALIFICATIONS OF ASSESSORS	24
7.	LIMITATIONS.....	24

LIST OF FIGURES

- Figure 1 Site Location Map
- Figure 2 Site Plan

LIST OF APPENDICES

- Appendix A: Site Photographs
- Appendix B: Agency Review Letters/Records
- Appendix C: EcoLog ERIS Report
- Appendix D: City Directory Search





1. INTRODUCTION

Concentric Associates International Incorporated (Concentric) was retained by the City of Winnipeg (the City) to conduct a Phase I Environmental Site Assessment (ESA) of the Bonivital Pool and the City's Public Works Yard located at 1201 and 1215 Archibald Street in Winnipeg, Manitoba, respectively, herein referred to as the 'site'.

The Public Works Yard and Bonivital Pool facility are part of an overall City property that encompasses approximately 44 hectares (109 acres) and also includes a golf course. For the purposes of this Phase I ESA, the City provided Concentric with an outline of the subject area (site) relative to the overall City property. This area (the site) is irregular in shape and encompasses approximately 2.8 hectares (6.9 acres). Refer to Figure 2 which shows a detailed plan of the site and surrounding properties.

The site is situated within the southeastern portion of the City of Winnipeg and is legally described as Part of Lots 318 and 319, Plan 433, Parish Lot Roman Catholic Missionary Property (RCMP) except out of both lots, Plans 4230, 6941, 7934 and 21761 WLTO and further excepting out of lot 318, Plan 24129 and all that portion which lies to the northeast of the northeast limit of Plan 4230; secondly, all the portion of lot 320 RCMP which lies to the northwest of the northwest limit of Plan 6142 WLTO, Winnipeg, Manitoba.

The site has been owned by the City of Winnipeg since February of 1970. One recreational building located at 1215 Archibald Street is utilized as a pool facility. One storage/maintenance building and five storage buildings/sheds are located at 1201 Archibald Street. The site is located within an area developed for recreational and residential land use.

The Phase I ESA was carried out in general accordance with the practices identified in Canadian Standards Association (CSA) document Z768-01 *Phase I Environmental Site Assessment*, dated November 2001 as amended (reaffirmed 2012). This report is based upon our analysis of historical and current records pertaining to the site, a site visit and interviews with persons familiar with the site.

The site visit was conducted by Heather Schuyler of Concentric on May 28, 2013 and included a walk-over visual inspection of the site and cursory observations of adjacent properties from the site boundary and publicly accessible areas. Concentric interviewed the following people for the Phase I ESA:

1. Mr. Jack Sinclair – Foreman Two for 1201 Archibald since 2004, and
2. Mr. Jim Atamanchuk – Pools Engineer for 1215 Archibald since 2007.
3. Mr. Ahn Duong, Project Manager, City of Winnipeg

The above mentioned people are referred to as the "site representative(s)" in this report.

It is Concentric's understanding that the Phase I ESA is required by the City in support of the proposed expansion of the Bonivital Pool facility.



Authorization to proceed with the Phase I ESA, as outlined in our letter proposal of March 11, 2013, was provided by Mr. Brent Piniuta of the City on April 29, 2013.

1.1 Objectives

The objective of the Phase I ESA was to identify potential environmental concerns associated with the site based upon a review of available current and historical information pertaining to the site, a site visit, and interviews with persons familiar with the historical use of the site and surrounding properties. The scope of work for the Phase I ESA is only sufficient in identifying issues of potential environmental concern which are obvious from a visual examination of surface features or from available sources of information. No soil, water, liquid, biological (including mould), gas, product or chemical sampling and analysis were carried out as part of this Phase I ESA. Concentric did not conduct a health and safety, engineering, or structural evaluation of the site as part of the scope of work.

To fulfill the study objective, the scope of work consisted of the following activities:

- reviewing available land title search;
- reviewing selected historical city directories for the site and adjacent properties;
- reviewing current and historical aerial photographs for the site and adjacent properties;
- reviewing available fire insurance plans (FIPs) for the site and adjacent properties;
- reviewing historical database records from the federal and provincial governments and private source databases, obtained through an EcoLog Environmental Risk Information Service (ERIS) database review;
- reviewing environmental and geotechnical reports previously completed for the site, if available;
- reviewing published topographic and geological maps for the area of the site;
- reviewing water well records for the site and surrounding areas as obtained through the EcoLog ERIS database review;
- conducting a site visit to observe the subject property and surrounding properties;
- Interviewing persons knowledgeable about the past and current uses of the subject property;
- Reviewing and technically assessing the information collected; and
- Preparing this Phase I ESA report.



2. METHODOLOGY

The Phase I ESA was conducted following the CSA Standard Z768-01 for Phase I ESAs (CSA, 2001) (reaffirmed 2012). This section describes the methods used to conduct the historical records review, site visit and interview activities.

2.1 Historical Records Review

The historical records review consisted of requesting and reviewing information available from government, public and other agencies or parties. Information was requested from the following sources, where available at the time of reporting:

Agencies

- Manitoba Conservation and Water Stewardship – Environmental Compliance and Stewardship;
- Government of Manitoba, Contaminated / Impacted Sites Program, Manitoba Sites List, May 2012; and,
- The City of Winnipeg

Information Source Documents and Publications

- LGI Copy Services Canada - Aerial Photographs (1937, 1950, 1959, 1968, 1972 and 1991) and City of Winnipeg – Interactive Maps (2005, 2009 and 2012) (aerial photographs)
- Historical Environmental Information Reporting System (HEIRS) and University of Western Ontario Map and Data Centre – Fire Insurance Plans (1959)
- LGI Copy Service Canada – Historical City Directories – (1953, 1958, 1963, 1968, 1973, 1978, 1985, 1990, 1995, 2000)
- Winnipeg Land Titles Office – Historical Land Title Search
- EcoLog ERIS Environmental Databases
- Topographic mapping and geological reports, as available in-house or from on-line government resources, were also reviewed to obtain a general understanding of the regional topographical and geological setting.

A description of the search radius and each of the databases searched by EcoLog ERIS is presented in their report (*Appendix C*), including the corresponding time frame of applicability of each database.

2.2 Site Visit

A site visit was conducted on May 28 2013 by Heather Schuyler of Concentric. Activities conducted during the site visit included:

- observation of the site, including an exterior review; and,



- observations of the properties adjacent to the site to assess land use, as visible from the site and adjoining public lands.

Site visit observations were supplemented with information provided through interviews and the records review (e.g. aerial photographs). Site photographs from the site visit are presented in **Appendix A**.

2.3 Interviews

The interview portion of the Phase I ESA consisted of requesting that the City identify the person(s) thought to be most knowledgeable of the history and operations of the subject property and adjacent lands, and then interviewing that person(s) to obtain information relevant to the environmental condition of the subject property.



3. RECORDS REVIEW RESULTS

The following sections provide results of the mandatory records review as required by CSA Standard Z768-01. A summary of all results and associated commentary in relation to the Phase I ESA is provided in Section 3.8.

3.1 Chain-of-Title Search and Historic Land Use

Concentric retained the Winnipeg Land Titles Office to complete a historical title search for the property. The site is legally described as Part of Lots 318 and 319, Plan 433, Parish Lot Roman Catholic Missionary Property (RCMP) except out of both lots, Plans 4230, 6941, 7934 and 21761 WLTO and further excepting out of lot 318, Plan 24129 and all that portion which lies to the northeast of the northeast limit of Plan 4230; secondly, all the portion of lot 320 RCMP which lies to the northwest of the northwest limit of Plan 6142 WLTO, Winnipeg, Manitoba.

The site was owned by the City of St. Boniface since at least 1910 until 1970, when ownership was transferred to the Metro Corporation of Greater Winnipeg.

One easement agreement beginning in June 1989 was identified for Manitoba Hydro – Electric Board and Telephone System.

3.2 City Directories

Concentric retained LGI Copy Service Canada (LGI) to conduct a City Directory search of the site and surrounding properties. The directory search was completed for select properties along Archibald Street, Chippawa Bay, Comanche Road, Crestwood Crescent, Fermor Avenue (TransCanada Highway) for the following years: 1953, 1958, 1963, 1968, 1973, 1978, 1985, 1990, 1995 and 2000. No City Directories were available for years between 2000 and 2013.

Based on a review of the City Directory search, 1215 Archibald Street was first listed in the 1985 City Directory identified as the Bonivital Swimming Pool; 1201 Archibald was not listed in 1985. 1201 Archibald was first listed in the 1990 City Directory identified as the Winnipeg Community Park.

A summary of City Directory search for the surrounding properties is described below:

- Archibald Street
 - No listings within the 250 m radius until 1968.
 - Surrounding properties were listed mainly as commercial facilities (Niakwa Pizza, Archibald Dental Care, Multi-Tenant Office, ProSys Micro Products, Niakwa Hairstyling, Shoe Repair Workshop and Multi-Tenant Residential).
 - A Shell gasoline service station was listed at 1321 Archibald St in 1968 and 1973, located approximately 320 metres south of 1215 Archibald St.



- A Shell gasoline service station or Niakwa Motors Ltd Gas Station was listed at 1270 Archibald St from 1968 – 2000, located approximately 200 metres southeast of 1215 Archibald St.
- Chippawa Bay
 - No listings within the 250 m radius until 1973.
 - Properties listed as residential.
- Comanche Road – no listings (undeveloped).
- Crestwood Crescent
 - Street was not listed until 1963.
 - Properties listed as residential.
- Fermor Avenue (TransCanada Highway) – no listings within the 250 m radius.

Based on a review of the City Directories, it appears that 1215 was developed sometime between 1978 and 1985 as the St. Bonivital Pool. Surrounding properties were developed in between the early 1960s and the early 1970s mainly for residential purposes, with the exception of commercial development on Archibald Street south of the site. A copy of the City Directory search provided by LGI Copy Services Canada is provided in **Appendix D**.

3.3 Aerial Photos

Aerial photographs were obtained from LGI Copy Services Canada and the City of Winnipeg Interactive Maps on-line mapping. Aerial photographs were reviewed for the years 1937, 1950, 1959, 1968, 1972, 1991, 2005, 2009 and 2012. Results of the aerial photograph review are presented in **Table 1** below.

Table 1: Aerial Photograph Review – Observations

Year	Scale	Observations
1937	1:20,000	<p>Site: appeared to be undeveloped with grass and tree cover. A small clearance of vegetation (a potential access drive) was observed on the north portion of the site onto Archibald.</p> <p>North: tree and grass covered and appeared to be part of the Windsor Golf Course.</p> <p>East: Archibald Street followed by a rail line and grass and forested area.</p> <p>South: forested area followed by the TransCanada Highway.</p> <p>West: properties were tree and grass cover appeared to be part of the Windsor Golf Course followed by the</p>



Table 1: Aerial Photograph Review – Observations

Year	Scale	Observations
		Seine River.
1950	1:9,000	The site and adjacent properties appeared similar to the 1937 aerial photograph.
1959	1:15,000	<p>Site: On the northern portion of the site (1201 Archibald St), a small area appeared to be clear of vegetation with possibly a small building.</p> <p>North: no significant changes as compared to the 1950 aerial photograph.</p> <p>East: several streets were observed and properties were developed for residential purposes.</p> <p>South: several streets were observed and properties appeared to be developed for residential purposes.</p> <p>West: no significant changes as compared to the 1950 aerial photograph.</p>
1968	1:20,000	The site and adjacent properties appeared similar to the 1959 aerial photograph.
1972	1:20,000	<p>Site: The northern portion of the site (1201 Archibald St) appeared to be developed with one small square building located near the northeast corner. The area surrounding the building appeared to be gravel.</p> <p>No significant changes to adjacent properties were observed as compared to the 1968 aerial photograph.</p>
1991	1:20,000	<p>Site: The southern portion of the site appeared to be developed with one rectangular building similar in size and configuration to present-day pool located near the southern property boundary. Two drives from Archibald provided access to the property. Asphalt parking was observed north and west of the site building.</p> <p>No significant changes to the adjacent properties were observed as compared to the 1972 aerial photograph.</p>
2005	n/a	<p>Site: 1201 – A rectangular building was observed along the northern property boundary. Four storage buildings were observed at several locations on site. A concrete pad and pump island was observed just south of the entrance from Archibald. Other unknown objects were observed scattered throughout the site.</p> <p>1215 – A rectangular building was observed located</p>



Table 1: Aerial Photograph Review – Observations

Year	Scale	Observations
		along the southern property boundary similar in size and configuration as present. Two access drives were observed east of the building and two asphalt parking areas were observed north and west of the site building. A walkway was observed between the two addresses. No significant changes to the adjacent properties were observed as compared to the 1991 aerial photograph.
2009	n/a	Site: 1201 – A portion of the concrete pad appeared to have been removed along with the pump island. No other significant changes on site. Adjacent properties were generally similar as compared to the 2005 aerial photograph.
2012	n/a	Several areas of staining were observed on the grounds at 1201 Archibald St south of the building. It is difficult to decipher whether these dark areas can be attributed to spills and/or leaks of petroleum products. Adjacent properties were generally similar as compared to the 2006 aerial photograph.

3.4 Fire Insurance Plans (FIPs)

Concentric retained the Historical Environmental Information Reporting System (HEIRS) to conduct a search of available FIPs for the site and surrounding area. Based on the HEIRS response dated May 10, 2013, no FIPs were available for 1201 and 1215 Archibald St in Winnipeg, MB. Concentric also visited the University of Western Ontario’s Map and Data Centre and reviewed FIP’s for St. Boniface. The site area was identified as St. Boniface, Manitoba prior to being amalgamated with the City of Winnipeg. Concentric reviewed the April 1959 FIP published by the Canadian Underwriters’ Association which provided a general overview of the site and surrounding properties. Based on the review, the following information was observed:

Site

- occupied by the Windsor Park Golf Course.

Adjacent Properties

- North – occupied by the St. Boniface Cemetery followed by the St. Boniface Golf Course
- East – Archibald Street, the Canadian Pacific Railway, followed by various streets (residential subdivisions)



- South – Various streets (residential subdivisions), followed by the TransCanada Highway
- West – Windsor Park Golf Course, followed by the Seine River.

3.5 Topography and Regional Geology

The following maps were reviewed to obtain topography and regional geology information for the site:

- H.S. Bostock, 1967, Physiographic Regions of Canada, Geological Survey of Canada, Map 1254A,
- R.J. Fulton, 1995, Surficial Materials of Canada, Geological Survey of Canada, Map 1880A,
- GLD Matile, 1997-1998, Surficial Geology, Winnipeg, Manitoba, Manitoba Geological Survey, Map 2055A
- November 2011, Generalized Bedrock Geology of Manitoba, Manitoba Hydro, Map 6-6
- D.S. Fullarton, S.M. Ringrose, L. Clayton, B.T. Schreiner & J.E. Goebell, 2000, Quaternary Geologic Map of Winnipeg 4° a 6° Quadrangle, United States and Canada, Quaternary Geologic Atlas of the United States
- 1994, Topographic Map , Winnipeg, Manitoba, , Energy, Mines and Resources Canada, Map 62H 6th Edition

Based on the information reviewed, the site is located in the southeastern portion of the City of Winnipeg in Manitoba. Local surface drainage features, influenced by the surface topography, appear to flow in a westerly direction towards a tributary to the Seine River located along the western property boundary of 1201 Archibald Street. The Seine River is located approximately 575 metres west of the site with ultimate discharge to the Red River located approximately 1.8 kilometres west of the site. The site is located within the physiographic region identified as the Borderlands Interior Plains. Surficial geology is described as clay to silty clay with fine grained glaciolacustrine deposits. The bedrock geology in the area of the site is Ordovician-aged dolostone, limestone, shale and basal sandstone.

3.6 Previous Environmental Reports

The City provided Concentric with an Asbestos Inventory Control Report for the Bonivital facility. The building was last inspected on February 5, 2013 by J. Neufeld and A. Brodbeck. The report provided a spreadsheet listing materials that were asbestos containing and the materials' condition. The report also provided a figure identifying the locations of the asbestos containing materials (ACMs).

No other previous environmental reports were available for review regarding the site, at the time of submission of this report.



3.7 Agency Information

Government of Manitoba – Contaminated/Impacted Sites Program

The Government of Manitoba (Government) has developed a Contaminated/Impacted Sites Program. As part of this program the Government has created a list to be used as a preliminary screening tool for the identification of potentially impacted sites in Manitoba. The list includes sites for which Manitoba Conservation maintains a file; however not all sites have impacts exceeding applicable guidelines. Some sites may have been remediated but residual impacts may remain that do not pose a threat to human health or to the environment. The list includes impacted or contaminated sites in Manitoba that have been entered in the Department's Environmental Management System database, but may not include all sites for which the Department currently maintains files.

Concentric reviewed the latest Manitoba Sites List dated May 2012. Based on our review, the site (1201 Archibald – City of Winnipeg, Fleet Management Agency) was listed as a contaminated/impacted site under file number 41894. As well, one off-site property – 1270 Archibald St (Niakwa Shell Circle K) – approximately 200 metres southeast of the site was listed as a contaminated/impacted site under file number 19438..

Manitoba Conservation and Water Stewardship (MCWS)

The MCWS was contacted to obtain information regarding the to request historical information regarding environmental infractions, including reported spills, approvals and/or orders issued at the subject property, and if the lands have been used for waste disposal. A response was received from MCWS dated June 6, 2013 for the site.

MCWS's response indicated that the Bonivital Pool is a waste generator of Polychlorinated Biphenyls (PCBs) (one-time only) with an active status. No other information was available.

The Public Works Yard is identified as a petroleum storage site under ID number 29026, and is also listed in the contaminated/impacted sites file under ID number 41894. The environmental significance of the waste generation of PCBs, the on-site petroleum storage operations and the site being identified in the contaminated/impacted site file is further discussed in Section 4.9 and Section 5.

A copy of Concentric's request and MCWS's response is included in **Appendix B**.

The City of Winnipeg

An email request was submitted to the City to seek information regarding infractions of environmental laws, reported spills, air emissions, sewer discharges, approvals and/or compliance orders issued at or adjacent to the subject property.

One record was identified for 1201 Archibald Street which was a letter from the City's Fire Department dated January 16, 1986. This letter indicated that the application that was submitted regarding the installation of tanks for the storage of flammable and/or combustible liquids was approved. A permit was required for the removal of one 5,000 litre gasoline



UST and the installation of one 5,000 litre gasoline UST. A copy of the Fire Department's letter is included in **Appendix B**.

EcoLog ERIS

EcoLog ERIS was contracted to conduct a search of federal and provincial government and private environmental databases pertaining to the site and adjacent lands within a 250 m radius surrounding the site.

➤ Records Identified for 1201 Archibald Street:

→ *Contaminated/Impacted Sites (CS)*

Manitoba's Contaminated Sites Remediation Act (CSRA) defines a site as contaminated if, "having regard to current, permitted or foreseeable use of a site, that the site is contaminated at a level which poses or may pose a threat to human health or safety or to the environment. Manitoba's Conservation department has collected information on sites that have been investigated by the ministry due to environmental concerns since 1980.

The City of Winnipeg, Fleet Management Agency located at 1201 Archibald Street was identified in the CS database under file 41894. No other information was provided.

→ *Fuel Storage Tanks (FST)*

The Petroleum Storage Tank database (maintained by Manitoba's Petroleum Storage Program), contains information in regard to company name, location, status, outlet type, number of tanks, tank capacity and tank status. Information for this provincial database has been collected from 1905 – February 2003.

Several records were found in the Fuel Storage Tanks database for 1201 Archibald Street which included the following information:

- Jan 1, 1971 - one underground, unprotected 4,545 L storage tank was installed
- Jan 1, 1981 – one underground, sacrificial anode protected, 4,545 L storage tank was installed
- Jan 1, 1986 – one underground, sacrificial anode protected, 4,545 L storage tank was removed
- Jan 1, 1986 – one underground, sacrificial anode protected, 5,000 L storage tank was installed
- June 2, 1987 – one underground, sacrificial anode protected, 5,000 L storage tank was installed
- June 24, 1987 – one underground, unprotected, 4,545 L storage tank was removed
- June 25, 1987 – one underground, sacrificial anode protected 5,000 L storage tank was installed



- April 19, 1996 – two underground, sacrificial anode protected 5,000 L storage tanks were tested

→ *Waste Generators Summary (GEN)*

In 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 must register the waste generation site and each waste produced, collected, handled or stored on site. The minimum reportable quantity is generally 5 L of liquid waste or 5 kg of solid waste. This provincial database has been retaining information since 1985.

It should be noted that if a site is a registered waste generator it does not necessarily indicate potential for environmental concern. For the purpose of a Phase I ESA, a waste generator record is typically only considered a concern if it is related to an actual occurrence (i.e. spill or release) or other strong indication of potential adverse effects.

Winnipeg, Public Works located at 1201 Archibald Street was identified in the Waste Generators Summary database under registration number MBG007448. No other information was provided.

➤ Records identified for 1215 Archibald Street:

→ *Waste Generators Summary*

The Bonivital Pool located at 1215 Archibald Street was identified in the Waste Generators Summary database under registration number MBG10642. No other information was provided.

➤ Records identified for off-site properties:

Records were found for surrounding areas within 250 m of the site for the following databases: Contaminated/Impacted Sites, Fuel Storage Tank and the Waste Generator's Summary. Highlights of the database search results pertaining to off-site areas/properties are summarized below. For brevity, the reader is referred to the description of each database and corresponding timeframe of applicability of each database as described at the beginning of the EcoLog ERIS report (*Appendix C*).

→ *Contaminated/Impacted Sites (CS)*

Shell Canada Products Ltd (formerly Niakawa Shell Circle K) at 1270 Archibald Street located approximately 200 metres southeast of the site was identified in the CS database under file 19438 and 1307. No other information was provided.

→ *Fuel Storage Tanks (FST)*



Several records were found in the Fuel Storage Tanks database for 1270 Archibald Street located approximately 200 metres southeast of the site identified as Niakawa Shell which included the following information:

May 1989

- one underground unprotected, 22,730 L storage tank was removed
- three underground unprotected, 18,180 L storage tank were removed
- two underground, unprotected 2,270 L storage tanks were removed
- two underground, fiberglass, 45,460 L storage tanks were installed
- one underground, fiberglass, 22,730 L storage tank was installed
- one underground, fiberglass, 2,270 L storage tank was installed

January 1958

- two underground, unprotected, 18,180 L storage tank were installed
- two underground, unprotected, 2,270 L storage tanks were installed

January 1964

- one underground, unprotected, 18,180 L storage tank was installed

January 1970

- one underground, unprotected, 22,730 L storage tank was installed

→ *Waste Generators Summary (GEN)*

Dynamic Shell and Archibald Shell located at 1270 Archibald Street located approximately 200 metres southeast of the site was identified in the Waste Generators Summary database under registration number MBG000251 and MGB007317, respectively. No other information was provided.

→ *Certificates of Approval (CA)*

The Certificates of Approval is a provincial database that contains all approvals issues since 1988 which includes approvals for the following: Air or Effluent and Orders, Permits and/or Regulated Sites designations for Air, Effluent, Refuse or Storage

Shell Canada Products was listed in the CA database with approvals issues in July 1991 and December 2000. No other information was available regarding the CA for the Shell Canada Products Facility.

3.8 Records Review Summary

The following provides a summary of the records review, commentary and associated potential and/or actual environmental concerns.



- The site was owned by the City of St. Boniface from at least 1910 until 1970, when ownership was transferred to the Metro Corporation of Greater Winnipeg.
- The Public Works Yard was developed sometime between 1968 and 1972 and the Bonivital Pool facility was developed sometime between 1978 and 1985.
- The Bonivital Pool and the Public Works Yard were identified in the Waste Generators Summary database however no other information was provided through the records review or interviews. The sole fact that the two properties at the site are registered with MCWS as waste generators is not in itself considered an environmental concern.
- 1201 Archibald Street was identified in Manitoba's Environmental Management System database as a Contaminated/Impacted Site.
- 1201 Archibald Street was identified in Manitoba's Fuel Storage Tanks Database from 1971 to 1996. The database suggests that up to two USTs between 4,500 and 5,000 L in capacity were located at the site during this period. The presence of former fuel USTs at the site is a potential environmental concern. Details pertaining to the fuel USTs are further described in in 4.3.2 and 4.12.



4.0 SITE VISIT RESULTS

Heather Schuyler of Concentric carried out a site visit on May 28, 2013. A cursory inspection of the adjacent properties from the site and publicly accessible areas was also carried out. The following site conditions at the time of the site visit limited certain site observations related to surface contamination (e.g. staining):

- Several areas of the asphalt parking were occupied by vehicles.
- Storage of miscellaneous materials at 1201 Archibald Street.
- Access could not be provided to one of the chemical storage buildings located on the east side of 1201 Archibald Street.

The following sections provide results of the mandatory site visit components as required by CSA Standard Z768-01. A summary of all results and associated commentary in relation to the Phase I ESA is provided in Section 4.22.

4.1 General Site Description

The site is irregular in shape, is approximately 2.8 hectares (6.9 acres) in area and is located on the west side of Archibald Street in Winnipeg, Manitoba.

Three access driveways provide access to the site located on the east sides of the property off of Archibald Street. The site is located within a mixed recreational and residential land use area, in the southeastern portion of Winnipeg.

4.2 Site Structures

4.2.1 Current Site Structures

1201 Archibald Street – Public Works Yard

At the time of the site reconnaissance, the Public Works Yard located at 1201 Archibald Street was occupied by one single storey maintenance/storage building located at the northern property boundary and several smaller storage buildings located at several locations located along the west and east property boundaries. Four bay doors were observed on the southern side of the main building. The property perimeter was fenced with a chain-link fence. Based on the historical review and information from interviews, the Public Works Yard has been developed since at least 1971.

The footprint of the main building is approximately 450 square metres in size. Two additions appeared to have been constructed to the original building. Based on visual observations, the building appeared to be constructed with a concrete slab on grade foundation, with wood framing, plywood panels covered with a stucco-like material and a peaked shingled roof.

The interior spaces of the building were typically finished with a combination of concrete or vinyl tile floors, plywood and drywall paneled walls and open ceilings. Lighting fixtures consisted mainly of fluorescent lights with a mixture of incandescent bulbs. Heating for the



maintenance/storage portion of the building was provided by natural gas-fired over head units and heating and cooling for the office/lunch area and washrooms was provided by a heating, ventilation and air conditioning (HVAC) unit.

1215 Archibald Street – Bonivital Pool Facility

At the time of the site reconnaissance, the Bonivital Pool facility located at 1215 Archibald Street was occupied by one single storey recreational facility located at the southern property boundary. Two chemical storage bins were also observed; one located near the southwest corner of the building and one located on the western property boundary. The majority of the property perimeter was fenced with chain-link fencing with the exception of the eastern boundary. Based on the historical review and information from interviews, the Bonivital Pool facility was developed sometime between 1978 and 1985.

The footprint of the main building is approximately 1,700 square metres in size. Based on visual observations, the building appeared to be constructed with a concrete basement with a crawl space beneath and surrounding the pool area, with concrete block exterior walls covered with a combination of brick façade and metal siding. The facility has a flat roof supported by steel roof trusses.

The interior spaces of the building were typically finished with the following:

- Flooring: a combination of concrete, vinyl tile, ceramic tile and carpet flooring
- Walls: a combination of concrete block, painted gypsum board or wood panelled walls
- Ceilings: a combination of painted gypsum board without texture coat and suspended ceiling tile.

Lighting fixtures consisted mainly of fluorescent lights with a mixture of incandescent bulbs and mercury vapour. Heating for the building was provided by natural gas-fired steam from two boilers and cooling was provided by roof top central air units.

Two vent pipes were observed near the northwest corner of the building. These vents pipes were associated with the interior steam boilers. A natural gas fired back-up generator was also observed in the same general area as the vent pipes. The back-up generator was installed approximately 10 years ago. No historical back-up generators were previously located on site.

4.2.2 Historical Site Structures

Based on discussions with the site representatives and review of historical documentation, prior to development in the early 1970s and the early 1980s, the site was undeveloped and tree and grass covered. The site appeared to be utilized as part of the Windsor Golf Course. No evidence of any historic structures or footings was observed during the site reconnaissance.



4.3 Site Operations

4.3.1 Current Site Operations

1201 Archibald Street

The City's Public Works Department occupied the site at the time of the site reconnaissance. Based on discussions with the site representative, the site is currently utilized as a staging area for off-site operations.

The site is mainly utilized for storage of City equipment and miscellaneous materials including park benches, picnic tables, construction signage, miscellaneous scrap wood, chain link fencing, equipment such as front end loaders, tractors, lawn cutting equipment etc.

The site is also used as a temporary storage and transfer area for refuse collected from waste receptacles along the City-owned transportation pathway (e.g. City parks, easements etc.) in the St. Boniface area. Waste from this operation is off-loaded into a waste storage bin on-site and re-loaded by a licensed waste contractor/hauler. The waste bin is emptied on an as-needed basis, on average approximately two times per week..

Based on discussions with the site representative, fill material is frequently brought on site. This material is typically stored in random, open areas of the site (i.e. with no equipment in the way) and then allocated to various work sites throughout the City, as required. No documentation regarding the origin and quality of the fill material was available.

1215 Archibald Street

The Bonivital Pool recreational facility occupied the site at the time of the site reconnaissance.

4.3.2 Historical Site Operations

1201 Archibald Street

Based on discussions with the site representatives, the site has been used as a Public Works Yard since at least the early 1970s.

Prior to 1998, operations on site included maintenance of city owned vehicles and equipment. As part of vehicle maintenance operations, storage of raw and waste chemicals such as oils, lubricants, coolants etc. likely occurred on site.

A former fuel pump island was in operation on-site from the early 1970s until 2008 when the pump island and two USTs were removed. Documentation regarding the tank removal was not available for review. Refer to Section 4.12 for further discussion on storage tanks at the site.



1215 Archibald Street

Based on discussions with the site representative, the site has operated as a recreational pool facility since development. No significant operations are known to have taken place at the 1215 Archibald Street portion of the site prior to development.

4.4 Exterior Areas

1201 Archibald Street

The majority of the 1201 Archibald Street portion of the site was covered with gravel and/or broken asphalt with an access drive from Archibald Street. The property perimeter was fenced with a chain-link fence. A small pathway was observed on the west side of the site which provided access to 1215 Archibald Street and to the Windsor Golf Course. A tree and bush area was located north, south and east of the site.

1215 Archibald Street

The exterior areas of the 1215 Archibald Street portion of the site comprised asphalt paved parking with two asphalt paved lanes providing access to the site off of Archibald Street. A concrete walkway providing pedestrian access to the building was noted just south of the building. The majority of the property perimeter was fenced with chain-link fencing with the exception of the eastern boundary. A tree and bush area was located north, east and west of the site. A dry ditch was located along the southern property boundary of 1215 Archibald Street.

A creek (a tributary to the Seine River) was observed along the western property boundary of 1201 Archibald Street and runs diagonally and appears to end near the southeast portion of 1215 Archibald Street. Debris and loose garbage was noted in the wooded area near the pathway between 1201 and 1215 Archibald. As well, a slight sheen was visible on the water next to the pathway.

4.5 Adjacent Properties

The site is located within the southeastern portion of the City of Winnipeg (formerly known as St. Boniface) fronting on the west side of Archibald Street. Adjacent lands were comprised of a mix of recreation and residential land use. The grounds of the adjoining properties and associated structures were observed from the site and from publicly accessible vantage points. The findings of the adjacent property visual review are as follows (also refer to **Figure 2** for locations of surrounding property features):

- North: the Niakwa Park/Windsor Park Golf course
- East: Archibald Street followed by the Canadian Pacific Railway followed by a residential subdivision
- South: Residential subdivision



- West: the Niakwa Park/Windsor Park Golf course followed by the Seine River

4.6 Topographic, Geologic, and Hydrogeologic Conditions

1201 Archibald Street

Then site was generally flat-lying with a slight northeast to the southwest downward slope. Some uneven areas at the site may be attributed to residual soil from fill materials that are periodically stored on site.

1215 Archibald Street

The site in general appeared to be flat-lying. The site appeared to slope slightly to the exterior of the parking areas towards several storm water catch basins which were located throughout the customer parking area.

There was no exposure of the subsurface during the site visit, as such, the geologic and hydrogeologic conditions could not be directly observed.

Based on the geological information gathered as part of the records review and observations on local topography made during the site visit, local groundwater flow is likely in a westerly direction towards a tributary to the Seine River located along the western property boundary of 1201 Archibald Street. The Seine River is located approximately 575 metres west of the site with ultimate discharge to the Red River located approximately 1.8 kilometres west of the site. Shallow groundwater flow on site and in the vicinity of the site may be influenced by features such as building foundations, buried utilities, local drainage features and local soil properties.

4.7 Special Attention Substances

4.7.1 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). The Federal Chlorobiphenyl Regulation SOR/ 91-152 (Reg. SOR/91-152) prohibit the use of PCBs in electrical equipment such as transformers, capacitors, and sodium vapour, mercury and fluorescent light ballasts installed after July 1, 1980. Also, Reg. SOR/91-152 prohibit the use of PCBs in “closed loop” equipment such as hydraulic equipment, installed after September 1, 1977. As such, sites developed or significantly renovated after 1980 are unlikely to have PCB containing equipment.

A review of the site was conducted to evaluate the potential presence of PCB containing equipment in use or stored at the site. One pad mounted transformer was observed located near the northeast corner of 1201 Archibald Street. No leaks or staining were observed in the vicinity of the transformer. Signage posted on the transformer did not indicate whether the transformer liquids were PCB or non-PCB containing. As well, fluorescent light ballasts were observed throughout the main building and their PCB status is unknown. The on-site operation of potentially PCB containing fluorescent light ballasts is typically not interpreted



to represent an issue of potential environmental concern. No other potential PCB containing equipment was observed on site.

As noted in the records review section, 1215 Archibald Street is listed in the Waste Generators database for PCBs with an active status. The site representative was not aware of any PCB wastes currently stored, spilled or disposed of on the site. No evidence was identified to suggest any on site storage or disposal of PCB wastes.

4.7.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either “unbound” or “bound” asbestos. Friable asbestos refers to materials where the asbestos fibers can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos that is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos cement. The use of ACMs was generally discontinued in Canada in the late 1980s, although friable asbestos can still be found in recently constructed buildings. As per the requirements of Manitoba Regulation 217/2006, all ACMs must be removed by a qualified contractor prior to any renovation/demolition activities.

As previously discussed, there is known ACM at the Bonivital Pool facility and the City completes an Asbestos Inventory Control once a year. The building was last inspected on February 5, 2013 by J. Neufeld and A. Brodbeck. The report provided a spreadsheet listing materials that were asbestos containing and the material’s condition. The report also provided a figure identifying the locations of the ACMs.

Based on the age of the Public Works building (early 1970s) there is potential that ACMs may be located within the building.

4.7.3 Ozone Depleting Substances (ODSs)

Freons and Halons are often comprised of Chlorofluorocarbons (CFCs), which were banned from production in Canada in 1996. The use of these materials is still permitted but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

A review of the site was conducted to evaluate the potential presence of ODS-containing equipment in use or stored at the site, given the date of construction of the building (early 1980s), the roof top central air conditioning units and any internal refrigeration units may potentially contain ODSs. There is currently no significant environmental concern with the use of ODS-containing equipment; however, any future handling or disposal of equipment as part of future renovations should be undertaken in accordance with applicable provincial and federal regulations.



4.7.4 Lead

In the past, lead was frequently used in oil based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead-based paints was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead.

A review of the site was conducted to evaluate the potential presence of lead-containing materials. Given the date of construction of the buildings (1970 and 1980s), lead containing materials may be present on site.

4.7.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceiling as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

No obvious evidence of UFFI was observed on-site during the site visit.

4.7.6 Mould

A complete inspection for mould was beyond the scope of the investigation. No musty odours were present or black staining indicative of mouldy conditions were observed on site at the time of the site reconnaissance.

4.8 Chemical Use and Storage

Based on discussions with the site representative and observations made during the site reconnaissance, small amounts of retail quantity containers of janitorial and building maintenance conducted on-site are used and stored at 1201 and 1215 Archibald Street at point of use. On-site use and storage of retail quantities of janitorial and building maintenance materials is typically not interpreted to represent an issue of potential environmental concern.

Other chemicals stored on-site that are specific to the respective operations at 1201 and 1215 Archibald Street include the following (as identified by site representatives and observed during the site reconnaissance):

1201 Archibald Street

- Diesel fuel and gasoline – these were stored in small plastic jerry can style a vented concrete block chemical storage building located along the eastern boundary just south of the access drive off of Archibald Street.
- Formula 50 – cleaner/degreaser (ethylene glycol-based)
- WD 40
- Power Steering Fluid



- Motor Oil
- Drain Guard – Bacterial Additive
- Coolant
- Antifreeze
- Oil and grease absorbent
- Hy Tran Ultra – tractor transmission fluid

With the exception of the diesel and gasoline, the above-noted chemicals were stored within the building. The majority of these chemicals were all small commercial sized containers. No staining was observed in the vicinity of the stored chemicals. One of the storage sheds located on the east side of the site is reported to hold herbicides in the summer months. Concentric did not gain access to this storage shed. There are no significant potential environmental concerns related to the storage of the above-noted substances in small quantities.

1215 Archibald Street

- Accutab blue tablets – calcium hypochlorite chlorine tablets
- Scale inhibitors
- Aluminum sulphate
- Drewtol – rust inhibitor
- Hydrochloric acid
- Granirapid Liquid – adhesive
- AquaStabil – chlorine stabilizer
- Sodium hypochlorite
- Hand Soaps
- Disinfection spray
- Quato 44 - disinfectant
- Ice Melter
- Oils and lubricants for the maintenance of compressors and equipment associated with the operations of the steam boilers.

These chemicals were stored at various locations in the basement area surrounding the underside of the pool mainly on shelving. No staining was noted in the vicinity of the chemical storage. Basement area flooring was a mix of concrete and gravel materials. There are no significant potential environmental concerns related to the storage of pool-chemicals at the site.



4.9 Hazardous Waste

Based on site observations at the time of the site reconnaissance and on discussions with the site representatives, hazardous wastes are not currently generated on-site. Concentric identified no obvious evidence of on-site generation, storage or disposal of hazardous wastes during the site reconnaissance. The site representatives advised Concentric that, except for sanitary wastewater, the site does not generate, store or dispose of liquid wastes from general operations nor do they currently generate any hazardous wastes. The site representatives were not aware of being registered with MCWS as a Waste Generator and indicated that they currently do not generate hazardous waste on site.

4.10 Drains and Sumps

1201 Archibald Street

Several floor drains were identified within the site building. One large floor drain was observed located centrally within the building. As previously mentioned, the site representative indicated that prior to 1998 vehicle maintenance was historically conducted within the building. Any dripped or spilled fluids in association with vehicle maintenance could have been washed down this drain which is reportedly connected to a catch basin located east within the building. This eastern catch basin discharges to an exterior catch basin. The site representative indicated that periodically these interior drains develop a pungent odour and a biocide is poured into the drain to get rid of the odour. No oil water separator was currently or historically operated on site.

Several areas of dark staining were noted on the concrete floor within the building. Concrete flooring within the building was in poor shape with several areas of pitting and cracking.

1215 Archibald Street

A covered sump was observed in the basement. This sump collects ground and surface water runoff, which is then pumped to the sanitary sewer system.

4.11 Mechanical Equipment

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure.

No hydraulically operated mechanical equipment was observed on site at the time of the reconnaissance.

4.12 Storage Tanks

During the site inspection, the presence/absence of underground storage tanks (USTs), aboveground storage tanks (ASTs) at the site was reviewed.



1201 Archibald Street

No vent or fill pipes suggesting the presence of USTs were observed on site. One empty plastic AST was observed along the eastern property boundary. This AST is used by the City's Weed Control Department in the summer months, is filled with herbicides and mounted on City trucks for off-site use. No other ASTs were observed on-site during the site visit.

As previously noted, based on discussions with the site representatives and on the historical review, two fuel USTs were historically located on-site. These USTs were formerly located along the eastern boundary just south of the entrance onto the site from Archibald. A portion of the concrete pad that housed the pump island was observed west of the former location of the USTs.

Based on the historical review, a 4,545, L UST was installed on site in January of 1971. Several records indicate that from the first UST installation in 1971 subsequent USTs have been installed and removed up until 1987. The site representative indicated that the pump island and the two USTs (each 5,000 L capacity) were removed sometime in 2008. No documentation was available regarding the tank removal therefore it is unknown whether contamination was present and whether confirmatory soil samples were collected in association with the UST removal.

Based on discussions with the site representatives, no ASTs were historically located on site.

Due to the potential for releases to the environment in association with the operation of USTs and fuel dispensing pumps, the potential for historical releases of petroleum products is identified as an issue of potential environmental concern.

1215 Archibald Street

Two vent pipes were observed located near the northwest corner of the site building. These vent pipes were associated with the steam boilers located in the boiler room.

Two 750 pound carbon dioxide and several smaller sized compressed gas cylinders were observed in the chlorination room of the building. Carbon dioxide is used to help balance the pH in the pool and hot tub.

No other vent or fill pipes were observed suggesting the presence of USTs. No other ASTs were observed on site during the site visit. Based on discussions with the site representative, no historical USTs or ASTs were located on site.

4.13 Spills and Releases

1201 Archibald Street

As previously mentioned, several areas of staining were observed within the building and on the exterior gravel of the site.



1215 Archibald Street

The site representatives were not aware of any on-site chemical spills or releases. No evidence of on-site chemical spills or releases was identified during the visit.

4.14 General Utility Services

Based on discussions with the site representative and observations at the time of the visit, the site and surrounding area around are serviced with typical municipal services including natural gas, potable water, electricity, and sanitary and storm sewers. Potable water, storm and sanitary sewer services are supplied by the City. Electricity and gas is provided by Manitoba Hydro Electric Energy and Natural Gas. The site representative was not aware of a septic system currently or historically being in operation on site. No evidence of a septic system was identified during the visit.

4.15 Potable Water Supply

Water for the site and surrounding area is supplied by the City originating from Shoal Lake located approximately 300 kilometres northwest of Winnipeg. No wells were observed on the site during the site visit.

4.16 Watercourses, Ditches or Standing Water

A creek (tributary to the Seine River) was observed along the western property boundary of 1201 and runs diagonally and appears to end near the southeast portion of 1215 Archibald Street. A slight sheen was visible on the water next to the pathway between 1201 and 1215 Archibald.

A dry ditch was located along the southern property boundary of 1215 Archibald Street.

No other surface water features (i.e. ditches, streams, etc.) were observed on the site at the time of the site visit.

4.17 Storm Water and Sanitary Discharges

Based on observations made during the site visit, storm water generated on the site is generally limited to building and surface runoff from precipitation which is directed into storm sewers along nearby access roads and parking lot areas.

Based on discussions with the site representative and observations made during the site visit, no process wastewater is currently generated on site.

4.18 Solid Waste Generation, Storage and Disposal

Based on discussions with the site representatives and observations made during the site reconnaissance, solid wastes generated on site include miscellaneous general refuse associated with on-site operations.



1201 Archibald Street

One large BFI bin was located on 1201 Archibald Street. As noted in the section 4.3.1, the site is used as a temporary storage and transfer area for refuse collected from waste receptacles in City parks and easements in the St. Boniface area. Waste from this operation is emptied and hauled off-site by a licensed waste hauler on an as-needed basis, on average approximately two times per week.

1215 Archibald Street

One solid waste bin was observed at 1215 Archibald Street located west of the northern parking lot. Solid waste is picked up on an as needed basis.

A small fill pile was observed near the southwest corner of the western parking lot.

The site representatives were unaware of any on site disposal of solid wastes. No evidence of on-site solid waste disposal was observed during the site reconnaissance.

4.19 Air Emissions

No process air emission sources were identified on the site at the time of the site visit. Based on information obtained from the historical review, no evidence was identified to suggest the historical on site operation of process air emissions.

4.20 Site Appearance

As previously discussed, the ground surface of the 1201 Archibald Street portion of the site was uneven and the site representative indicated that fill materials have been imported to 1201 Archibald Street on a regular basis. Several areas of staining were observed on the exterior gravel and asphalt areas of 1201 Archibald Street at the time of the reconnaissance.

There was no evidence of pits or lagoons at the time of the site visit.

4.21 Interviews

Concentric interviewed the following site representatives:

1. Mr. Jack Sinclair – Foreman two for 1201 Archibald since 2004, and
2. Mr. Jim Atamanchuk – Pools Engineer for 1215 Archibald since 2007.
3. Mr. Ahn Duong, Project Manager, City of Winnipeg

Information gathered from the interviews has been considered and included where appropriate throughout this report. Based on information gathered during the interviews, there are no spill records, environmental monitoring records, waste management records or environmental audit reports for the site.



4.22 Site Visit Summary

The following provides a summary of the site visit, commentary and associated potential and/or actual environmental concerns.

- 1201 Archibald Street has operated as a Public Works Yard since development.
- 1215 Archibald Street has operated as a recreational pool facility since development.
- Prior to 1998, operations at 1201 Archibald Street included maintenance of city owned vehicles and equipment. Dark staining was noted on the concrete floor in the area where vehicle maintenance was formerly undertaken. A floor drain that is reported to eventually discharge to the sanitary sewer system was also located in this area. This historical operation and possibility for release of petroleum-based and other products associated with vehicle maintenance to the environment is a potential concern.
- A pump island and two USTs were historically located at 1201 Archibald Street along the eastern boundary just south of the entrance onto the site from Archibald Street. The USTs were in use from the early 1970s until 2008 when the pump island and two USTs were removed. Documentation regarding the tank removal was not available for review. The 30-40 year history of petroleum handling and storage in bulk quantities in on-site USTs is a potential environmental concern.
- There are known ACMs at the Bonivital Pool facility. As due diligence, the City completes an Asbestos Inventory Control once a year. The building was last inspected on February 5, 2013. Given the age of the building, there is a potential for ACMs to be located at the Public Works building.
- Several areas of staining were observed on the exterior gravel of the Public Works Yard. Given the long history of vehicle and equipment storage and maintenance at the site, there are potential environmental concerns related to possible surface and subsurface soil and/or groundwater impacts in these areas.
- Fill material is frequently stored at the Public Works Yard. This material is typically stored on-site and then used at various work sites throughout the City of Winnipeg area, as required. No documentation regarding the origin and quality of the fill material was available. There is potential environmental concern associated with the unknown quality of fill material periodically stored at the Public Works Yard.



5. CONCLUSIONS AND RECOMMENDATIONS

The following issues of potential environmental concern have been identified based on the results of the Phase I ESA:

1. The Public Works Yard (1201 Archibald Street) was identified in Manitoba's Environmental Management System database as a Contaminated/Impacted Site.
2. Manitoba's Fuel Storage Tanks Database identified USTs at the Public Works Yard dating back to 1971. The USTs and associated pump island were located along the eastern boundary of the Public Works Yard, just south of the entrance onto the site from Archibald Street. The USTs were between 4,500 L and 5,000 L in capacity and in use from 1971 until 2008 when the pump island and USTs were removed. The 30-40 year history of petroleum handling and storage in bulk quantities in on-site USTs is a potential environmental concern.
3. Prior to 1998, operations at the Public Works Yard included maintenance of city owned vehicles and equipment. Dark staining was noted on the concrete floor in the area where vehicle maintenance was formerly undertaken. A floor drain that is reported to eventually discharge to the sanitary sewer system was also located in this area. This historical operation and possibility for release of petroleum-based and other products associated with vehicle maintenance to the environment is a potential concern.
4. Several areas of staining were observed on the exterior gravel of the Public Works Yard. Given the long history of vehicle and equipment storage and maintenance at the site, there are potential environmental concerns related to possible surface and subsurface soil and/or groundwater impacts in these areas.
5. Fill material is frequently stored at the Public Works Yard. This material is typically stored on-site and then used at various work sites throughout Winnipeg, as required. No documentation regarding the origin and quality of the fill material was available. There is potential environmental concern associated with the unknown quality of fill material periodically stored at the Public Works Yard.
6. There are known asbestos containing materials at the Bonivital Pool facility. Given the age of the building, there is a potential for asbestos and/or lead-containing materials to be located at the Public Works building.

Concentric recommends that a Phase II Environmental Site Assessment be conducted to further assess above-noted issues of potential environmental concern 1-5.

With respect to item 6, it is recommended that project-specific hazardous building materials surveys be undertaken at the site buildings prior to any demolition or renovation of areas that may disturb asbestos or lead-containing materials.



6. QUALIFICATIONS OF ASSESSORS

This Phase I ESA was conducted by Ms. Heather Schuyler. The lead reviewer for this Phase I ESA was Mr. Eric Shilts, B.Sc., P. Geo (limited). Brief summaries of Concentric's staff for this project are described below.

Ms. Schuyler is Certified Technician (C.Tech.) with 11 years of environmental site assessment and monitoring experience for contaminated sites, landfills and other facilities. Heather has completed or participated in over 400 Phase I ESAs and numerous Phase II ESAs for various public and private sector clients, as well as, environmental compliance audits and projects for industrial hygiene. Site work has been completed at sites throughout Ontario, Nunavut, Northwest Territories, Saskatchewan and Manitoba.

Eric Shilts has over a decade of environmental site assessment and monitoring experience, Eric has undertaken hundreds of Phase I and II ESAs for various public and private sector clients throughout Canada.



7. LIMITATIONS

This report was prepared exclusively for the purposes, project and site locations outlined in the report. The report is based on information provided to, or obtained by Concentric Associates International Incorporated, as indicated in the report, and applies solely to site conditions existing at the time of the site investigation. Although a reasonable investigation was conducted by Concentric, Concentric's investigation was by no means exhaustive and cannot be construed as a certification of absence of any contaminants from the site. Rather, Concentric's report represents a reasonable review of available information within an established work scope, schedule and budget. It is therefore possible that currently unrecognized contamination or potentially hazardous materials may exist at the site, and the levels of contamination or hazardous materials may vary across the site. Further review and updating of the report may be required as local and site conditions, and the regulatory and planning frameworks, change over time.

This report was prepared by Concentric for the sole benefit of the City of Winnipeg. The material in it reflects Concentric's judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Concentric accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The following commentary is taken from the Canadian Standards Association (CSA) Standard Z768-01 for Phase I ESAs (CSA, 2001) (reaffirmed 2012).

Interpretation of a Phase I ESA report should:

- *Take into account the scope of work*
- *Recognize that the role of the assessor is to document evidence of actual or potential contamination and not to judge the acceptability of risks associated with such contamination*
- *Recognize that many of the conditions described in Phase I ESAs require further investigations to confirm, refute, or delineate contamination*
- *Recognize that some of the information is accurate only at the time of collection; with time, conditions may change and the interpretation of Phase I ESA findings may be altered*

Because a Phase I ESA does not include such tasks as sample gathering, laboratory testing, or intrusive investigations, a Phase I ESA report can, in most cases, only describe the potential of contamination being present or absent at a property. A Phase I ESA performed in accordance with the requirements of this Standard is intended to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of a property. Where this potential has been identified, the further reduction or elimination of uncertainty requires the performance of a Phase II ESA.



It is essential that the steps covered in a Phase I ESA be taken, either separately or within the Phase II ESA, in order to allow the assessor to establish the appropriate scope, including the identification of substances of concern. The information derived from a Phase I ESA is necessary to complete an effective Phase II ESA; however, it is not necessary to have a separate Phase I ESA document.

The key technical feature that distinguishes Phase I and Phase II ESAs is the use of quantitative sampling and analytical techniques in Phase II studies. However, other important non-technical differences also exist.

Respectfully submitted,

Concentric Associates International Incorporated

A handwritten signature in black ink that reads "Heather Schuyler".

Heather Schuyler, C. Tech.

A handwritten signature in black ink that reads "Eric Shilts".

Eric Shilts, B.Sc., P. Geo. (limited)




CONCENTRIC
 ASSOCIATES INTERNATIONAL
 INCORPORATED
 OTTAWA LONDON IQALUIT
 SASKATOON WINNIPEG

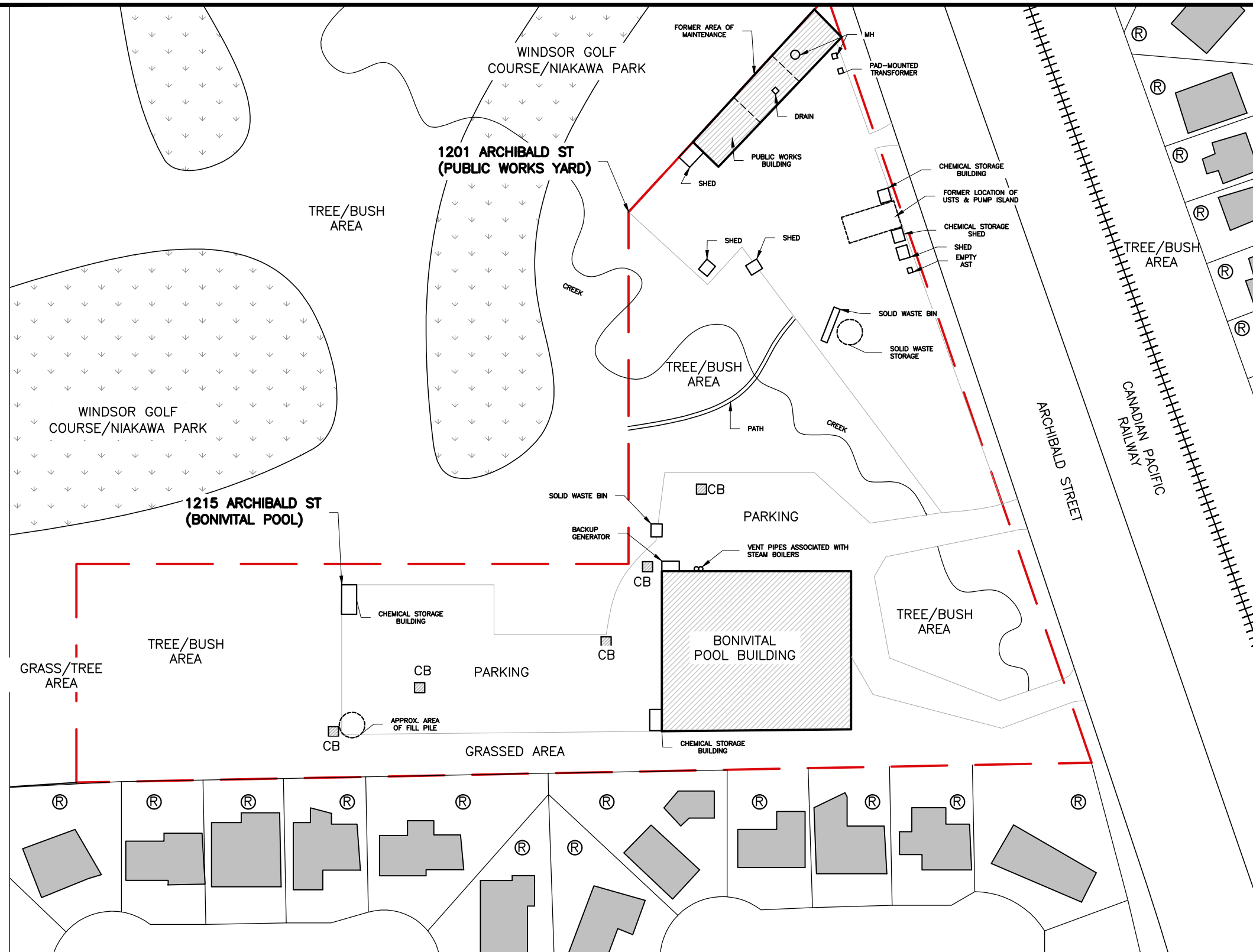
CLIENT NAME:
 CITY OF WINNIPEG
 PROJECT ADDRESS:
 1201 AND 1215 ARCHIBALD ST, WINNIPEG, MB

PROJECT NAME:
 PHASE 1 ESA
 DRAWING TITLE:
 SITE LOCATION MAP

DESIGN: HS
 DRAWN: TR
 DATE: JUN/2013
 FILE No: 13-4905-E

SHEET No.

FIG-1



NO.	REVISION	DATE
1		
2		
3		
4		

- LEGEND:**
- SITE BOUNDARY
 - RESIDENTIAL
 - MH MANHOLE
 - CB CATCHBASIN
 - RAIL LINE

CONCENTRIC
ASSOCIATES INTERNATIONAL
INCORPORATED

<p>LONDON Tel. 1-519-452-7700 Toll Free 1-866-919-4531</p>	<p>OTTAWA Tel. 1-613-824-8900 Toll Free 1-866-919-4530</p>
<p>IQALUIT Tel. 1-867-979-3300 Toll Free 1-866-919-4533</p>	<p>SASKATOON Tel. 1-306-343-5500 Toll Free 1-866-919-8899</p>

WINNIPEG
Tel. 1--204-783-1276
Toll Free 1-866-919-4531

YOU CHALLENGE US... TOGETHER WE SUCCEED
www.concentriceng.com

CLIENT NAME:
CITY OF WINNIPEG

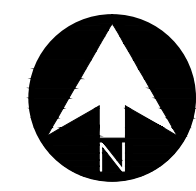
PROJECT ADDRESS:
1201 AND 1215 ARCHIBALD ST, WINNIPEG, MB

PROJECT NAME:
PHASE 1 ESA

DRAWING TITLE:
SITE PLAN

DESIGN: HS	SCALE: N.T.S.
DRAWN: TR	DATE: JUN/2013
APPV'D: ES	FILE No: 13-4905-E

SHEET No.
FIG-2





APPENDIX A Site Photographs





1201 Archibald Street



Photo #1 – View of eastern portion of the Public Works main building looking north.



Photo #2 – View of eastern boundary of the Public Works Yard looking south.



Photo #3 – View of western portion of main Public Works building looking north.



Photo #4 – View of storage shed located on the western side of the Public Works Yard.



Photo #5 – View of second storage shed located along the western side of the Public Works Yard.



Photo #6 – View of interior of second storage shed at Public Works Yard. Note dark staining on asphalt surface.



Photo #7 – View of western portion of the Public Works Yard looking southeast.



Photo #8 – View of pathway located between 1201 and 1215 Archibald Street looking west.



Photo #9 – View of two chemical storage buildings, one storage shed and several pieces of equipment located along the eastern portion of the Public Works Yard.



Photo #10 – View of BFI solid waste bin and storage of solid waste located centrally near the west side of the Public Works Yard.



Photo #11 – View of fill material and miscellaneous wood located near the southern portion of the Public Works Yard.



Photo #12 – Overview of the Public Works Yard looking north.



Photo #13 – Overview of the Public Works Yard looking west.



Photo #14 – View of padmounted transformer located near the northeast corner of the Public Works Yard.



Photo #15 – View of equipment storage in the eastern portion of the main Public Works building.



Photo #16 – View of dark staining on concrete flooring within the main Public Works building. Note cracking and pitting.



Photo #17 - View of floor drain located centrally in the main Public Works building.

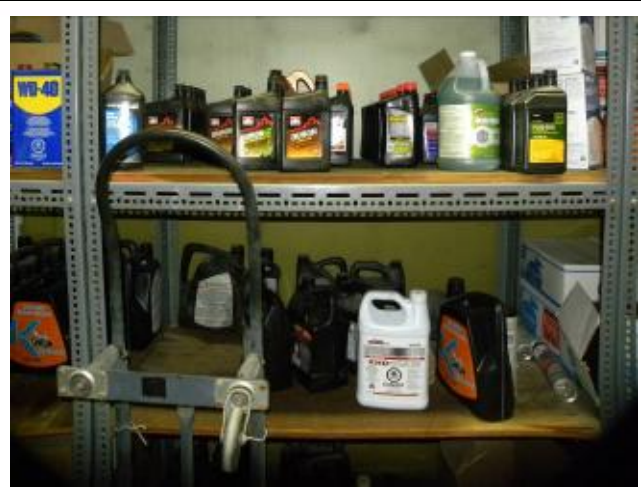


Photo #18 – View of chemical storage in the main Public Works building.

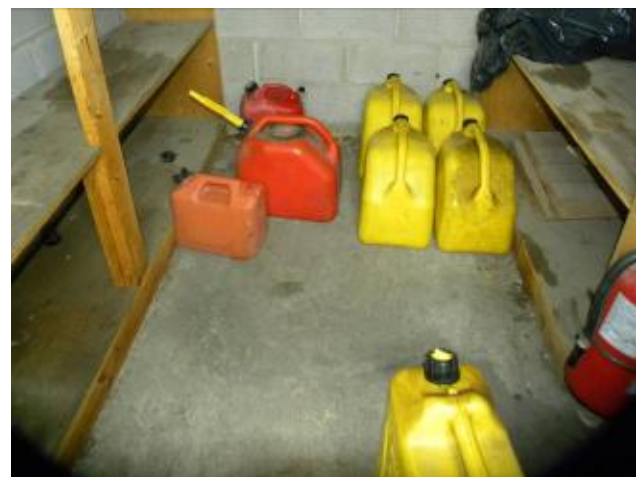


Photo #19 – View of stored diesel fuel and gasoline located in the storage building located on the east side of the Public Works Yard, south of the access drive from Archibald Street.



Photo #20 – View of concrete pad – former location of pump island at the Public Works Yard.



Photo #21 – Overview of Public Works Yard looking northwest.



Photo #22 – View of storage of miscellaneous materials and plastic AST used for herbicides at the Public Works Yard.



Photo #23 – View of chemical fill station located near the southeast corner of the main Public Works building.



Photo #24 – View of creek area located next to walkway between 1201 and 1215 Archiblad Street.



1215 Archibald Street



Photo #25 – View of Bonivital Pool building looking south.



Photo #26 – View of northern parking area looking east at Bonivital Pool.



Photo #27 – View of west parking lot looking west at Bonivital Pool.



Photo #28 – View of chemical storage building located near the southwest corner of the Bonivital Pool building.



Photo #29 – View of southern portion of the Bonivital Pool site looking east.



Photo #30 – View of Bonivital Pool western parking lot looking east.



Photo #31 – View of debris pile located near the southwest corner of the Bonivital Pool western parking lot.



Photo #32 – View of chemical storage unit located near the northwest corner of the Bonivital Pool west parking lot.



Photo #33 – View of chemical storage in the basement of the main Bonivital Pool building.



Photo #34 – View of southern portion of the Bonivital Pool site looking west.



Photo #35 – View of eastern portion of the Bonivital Pool site looking northeast.



Photo #36 – View of eastern side of the Bonivital Pool building looking west.



Photo #37 – View of eastern adjacent properties. Archibald St followed by CP Rail line and residential subdivision.



Photo #38 – View of southern adjacent properties – residential subdivision.



Photo #39 – View of northern adjacent property – Niakwa Park/Windsor Golf Course.



Photo #40 – View of western adjacent property - Niakwa Park / Windsor Golf Course.



APPENDIX B
Agency Letters / Agency Records





Our File: 13-4905-E

May 6, 2013

Manitoba Conservation & Water Stewardship
Environmental Compliance and Enforcement
123 Main Street
Winnipeg, Manitoba
R3C 1A5

Attn: Ms. Lorie Saflor

email: Lorie.Saflor@gov.mb.ca

**Re: Phase I Environmental Site Assessment
1201 and 1215 Archibald Street, Winnipeg, MB**

Dear Lorie:

Concentric has been retained by the City of Winnipeg to complete a Phase I Environmental Site Assessment for the properties located at 1201 and 1215 Archibald St in Winnipeg, MB. The properties are occupied by the Bonivital Pool and a Public Works Yard, respectively. A site map has been attached for your reference.

We request that Manitoba Conservation search available files and provide any information pertaining to the environmental condition of this property and surrounding areas, including any recent environmental reports, past orders, waste disposal sites, certificates or approvals, etc. Please contact me if there is a fee required for this request and I will arrange payment.

If you have any questions, or require any further information, please do not hesitate to contact the undersigned at 519-452-7700.

Regards,

Concentric Associates International Incorporated

A handwritten signature in black ink that reads "Heather Schuyler".

Heather Schuyler, C.Tech.

Attachments: Site Location Map

SASKATOON

220 3rd Avenue South,
Suite 413,
Saskatoon, Saskatchewan
S7K 1M1
T: 306.343.5500
TF: 1.866.919.8899
F: 306.343.3601

REGINA

369 Park Street,
Regina, Saskatchewan
S4N 5B2
T: 306.522.6100
TF: 1.866.919.1861
F: 306.522.6101

WINNIPEG

100 - 1200 Pembina Highway
Winnipeg, Manitoba
R3T 2A7
T: 204.475.5369
TF: 1.866.919.4531
F: 204.478.4940

LONDON

700 Richmond Street,
Suite 410,
London, Ontario
N6A 5C7
T: 519.452.7700
TF: 1.866.919.4531
F: 519.452.1712

OTTAWA

5310 Canotek Road,
Unit 30,
Ottawa, Ontario
K1J 9N5
T: 613.824.8900
TF: 1.866.919.4530
F: 613.824.8901

IQUALUIT

P.O. Box 957,
Iqaluit, Nunavut
X0A 0H0
T: 867.979.3300
TF: 1.866.919.4533
F: 867.979.3302



Site Location

1201 Archibald

1215 Archibald

BOULDER

BOULDER

BY

ARCHIBALD

ST

Manitoba



Conservation and Water Stewardship

Administration and Finance
200 Saulteaux Crescent, Box 85
Winnipeg, MB R3J 3W3
T 204-945-7098 F 204-945-2385
www.manitoba.ca

June 6, 2013
File # 13890_13891

Ms. Heather Schuyler, C. Tech.
Concentric Associates International Incorporated
700 Richmond Street, Suite 410
London, ON N6A 5C7

Dear Ms. Schuyler:

Re: 1201 and 1215 Archibald Street, Winnipeg, MB

This letter summarizes the information found in the current records maintained by the Department of Conservation and Water Stewardship.

- *Hazardous waste generator:*
 - Bonivital Pool
Status: active; Generator number: MBG10642
Approved waste: UN2315 Polychlorinated Biphenyls/PCBs (one-time only)
- *Petroleum storage site:*
 - PSF operation ID 29026, issued to the City of Winnipeg – Parks & Recreation, listed at 1201 Archibald Street
- *Contaminated/Impacted sites file:*
 - Operation ID 41894 is registered to the City of Winnipeg, Fleet Management Agency, listed at 1201 Archibald Street

There are no records of any outstanding work orders or environmental accidents found pertaining to the above-mentioned site. This site is not considered a contaminated site pursuant to *The Contaminated Sites Remediation Act* as of May 29, 2013.

Should you need further information, please contact Julie Froese, Environment Officer at 204-945-7104.

Yours truly,

A handwritten signature in blue ink, appearing to read "Lorie Saffor", is written over the typed name.

Lorie Saffor
Administrative Services Clerk

Disclaimer attached
(GST registration # R107863847)

DISCLAIMER

Enclosed is the information requested with respect to your recent File Search Request. This response summarizes the information found in current records maintained by Manitoba Conservation and is for informational purposes only. No representation or responsibility is assumed whatsoever as to the completeness of this information as it related to the environmental condition or prior incidents associated with the property in question. In order to obtain more complete information on the property, persons may wish to retain the services of a qualified consultant for the purpose of conducting an environmental audit.



THE CITY OF WINNIPEG

FIRE DEPARTMENT

5th FLOOR - PUBLIC SAFETY BUILDING - 151 PRINCESS STREET - WINNIPEG - MANITOBA - R3B 1L1

J.K. HENDERSON
Chief
ALL CORRESPONDENCE TO BE
ADDRESSED TO THE CHIEF

January 16, 1986

Beaver Pump Service Ltd.
441 Archibald Street
Winnipeg, Manitoba
R2J 0X2

Dear Sirs:

Your application to install tanks for the storage of Flammable and/or Combustible Liquids as specified below, in accordance with sketch plan submitted designating location, is approved by this Department. Installation shall conform with the requirements specified in Part 4 of the Manitoba Fire Code (latest edition).

It will be necessary to obtain a permit from the City of Winnipeg Department of Environmental Planning, Permits Branch, 395 Main Street, before proceeding with this work. Notify the Fire Department for inspection prior to back filling.

Location	Particulars
1201 Archibald Street, Winnipeg.	Remove one 5000 litre underground gasoline storage tank.
	Install one 5000 litre underground gasoline storage tank.

It is also a requirement of the Province of Manitoba, Department of Environment and Workplace Safety and Health, Environmental Management Division that all new storage tank installations be registered with that Department.

Yours truly,

Acting
Deputy Chief.

WPG/kt

c.c. to Development Examination Officer, The City of Winnipeg.



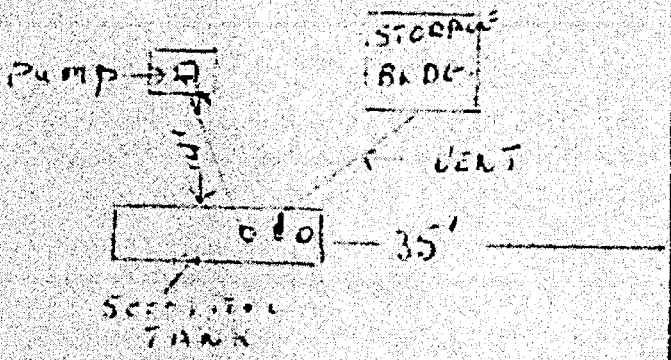
WINNIPEG

SERVICE BUILDING
 PARKS & RECREATION
 1301 Archibald St.

DATE	5-6-01-20	BY	PWA
TIME	8:30	RS	P
DESCRIPTION			
REMARKS			
INITIALS			

OFFICE

ARCHIBALD ST.



STORAGE
BLDG.

CITY OF [unclear] FIRE DEPT.

Date: 5-6-01
 ASST. CHIEF: [Signature]
 CHIEF: [Signature]

ASBESTOS INVENTORY CONTROL



Planning, Property and Development Department
Municipal Accommodations Division
4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	BoniVital Indoor Pool & Bldg	Inspection Date:	February 5, 2013
Building Code:	PI-02	Inspected By:	J Neufeld & A Brodbeck
Building Address:	1215 Archibald Street	Construction Date:	1974

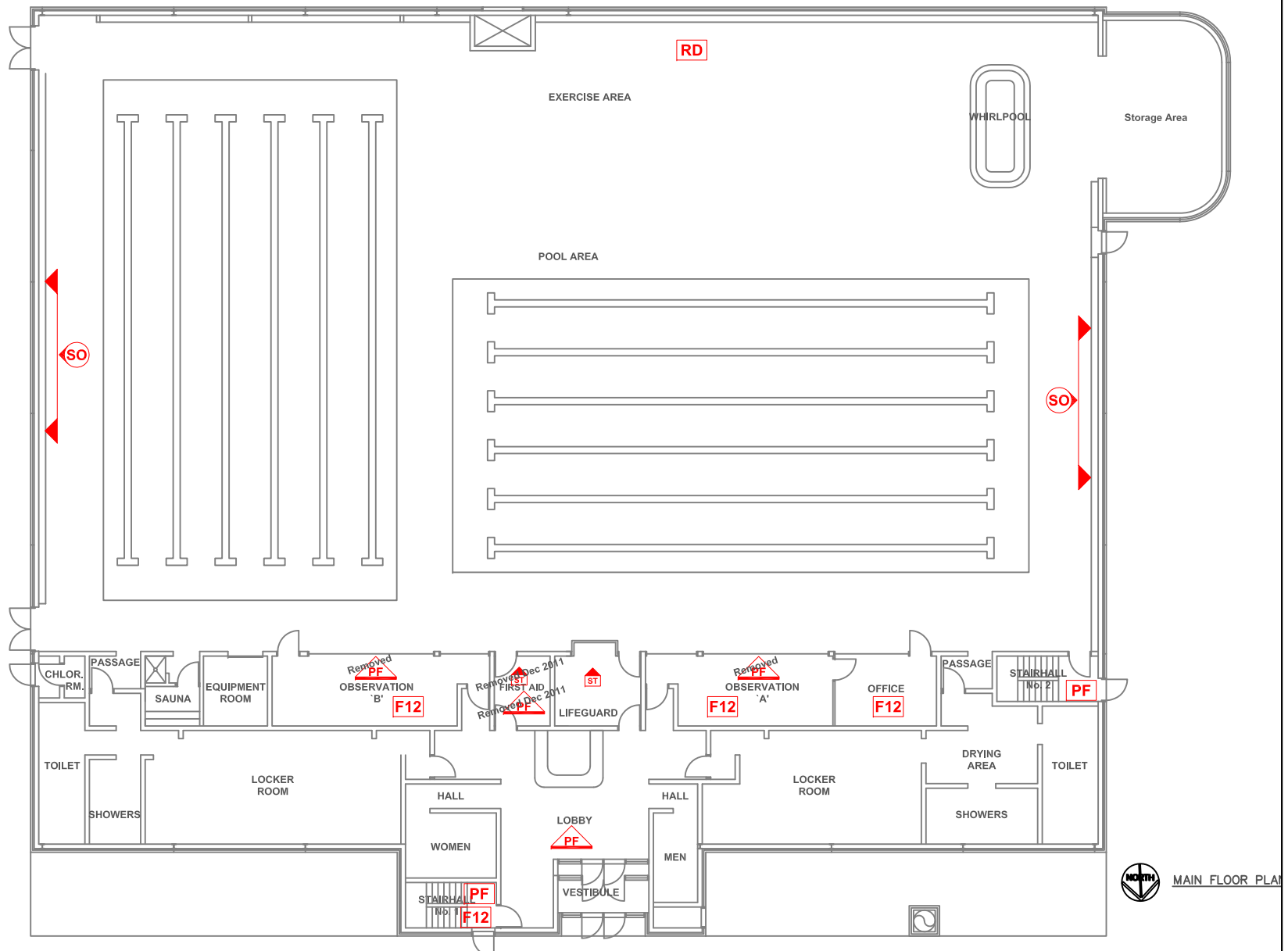
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Main floor Level							
Above Pool Deck	Roof Drain	RD	Good				
Deck Wall @ Ceiling	Spray On Insulation	SO	Good				
First Aid Room	Pipe Fitting Insulation - Above Ceiling	PF	Removed				
	Pipe Insulation	PI		TESTED	Apr/'11	0	
	Stucco Ceiling	ST	Removed	TESTED	Sep/'11	< 1	
Lifeguard Room	Stucco Ceiling	ST					
West Observation Area 'A'	Pipe Fitting Insulation - Above Ceiling	PF	Removed				
	12x12 Floor Tile (Both Colour of Tile)	F12	Good	TESTED	Apr/'11	3-8	
Office	12x12 Floor Tile	F12	Good				3-8
Lobby/ Reception	Pipe Fitting Insulation - Above Ceiling	PF	Good	TESTED		Trace	
East Observation Area	Pipe Fitting Insulation - Above Ceiling	PF	Removed				
	12x12 Floor Tile	F12	Good				3-8
Women's Change Room	Stucco Ceiling	ST	Good				
Men's Change Room	Stucco Ceiling	ST		TESTED	Jan/'12	0	
Basement							
West Stairwell (Stair # 2)	12x12 Floor Tile	F12		TESTED	Apr/'11	0	
	Pipe Fitting Insulation	PF	Good				
Electrical Room	Duct Insulation	DI		TESTED	Mar/'12	0	
	Pipe Insulation	PI	Removed/13	TESTED	Mar/'13	0	
	Pipe Fitting Insulation	PF	Removed/13				
Corridor to Mechanical Room	Pipe Fitting Insulation	PF	Good				
Mechanical Room	Pipe Fitting Insulation	PF	Good	TESTED		2-85	
	Pipe Insulation	PI	Good				
	Tank Insulation	TI	Good				
	Duct Insulation	DI	Good				

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Boiler Breeching	Pipe Fitting Insulation	PF		TESTED	Apr/'11	0	
	Pipe Insulation	PI		TESTED		0	
	Double Walled Pipe Insulation	PI		TESTED		0	
Fan Room/Admin Cage	Duct Insulation	DI	Good	TESTED	Mar/'12	60	
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good	TESTED		POS	
Engineer's Office	Pipe Fitting Insulation	PF	Removed				
	Pipe Insulation	PI	Good				
Engineer's work room	Pipe Fitting Insulation	PF	Removed/13				
East Stairwell (Stair # 1)	12x12 Floor Tile (Top Landing)	F12	Good				
	Pipe Fitting Insulation	PF	Good				
Boardwalk	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
	Asbestos Fabric - Isolation Gasket (on Conc. Pad)	AF	Good	TESTED	Feb/'13	0	
	Mastic - Duct (on Conc. Pad)	MA	Good	TESTED	Feb/'13	5	
Crawl Space	Pipe Fitting Insulation	PF	Good				
Staff Lunch Room	12x12 Floor Tile	F12	Removed				
	Pipe Insulation	PI	Good				
	Pipe Fitting Insulation	PF	Good				
Men's Staff Change Room	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	12x12 Floor Tile	F12	Removed				
Women's Staff Change Room	Pipe Insulation - Above Ceiling	PI	Good				
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	12x12 Floor Tile	F12	Removed				
Locker Area	12x12 Floor Tile	F12	Removed				
Hot Tub Heat Exchanger	Pipe Insulation	PI		TESTED		0	
	Pipe Fitting Insulation	PF		TESTED		0	

NOTES:

- Asbestos inspections and inventory updates are conducted annually.
- There may be asbestos containing materials present that were not located during asbestos inspections.
- Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
- Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
- For asbestos related inquiries, call Central Control at 986-2382

PI-02



LEGEND

GENERAL LABELS

ABOVE CEILING

UNDER FLOORING

WALL DETAIL

?? =



AF: ASBESTOS FABRIC
BR: BOILER REFRACTORY
CA: CAULKING
C12: 12X12 CEILING TILE
C24: 24X24 CEILING TILE
C48: 24X48 CEILING TILE
DC: DRYWALL COMPOUND
DI: DUCT INSULATION
FS: SHEET FLOORING

F9: 9X9 FLOOR TILE
F12: 12X12 FLOOR TILE
HB: HARDBOARD
MA: MASTIC
PF: PIPE FITTING INSULATION
PI: PIPE INSULATION
PL: PLASTER
RD: ROOF DRAIN
SC: STIPPLE CEILING

SO: SPRAY ON
ST: STUCCO
TI: TANK INSULATION
TP: TRANSITE PIPE
VE: VERMICULITE

NOTES:

1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

BUILDING:

PI-02
BoniVital Indoor Pool & Building
1215 Archibald Street
Winnipeg, Manitoba

REVISED BY:
A.B.

DATE:
February 6, 2013

SCALE:
N.T.S.

SHEET #:
1/2

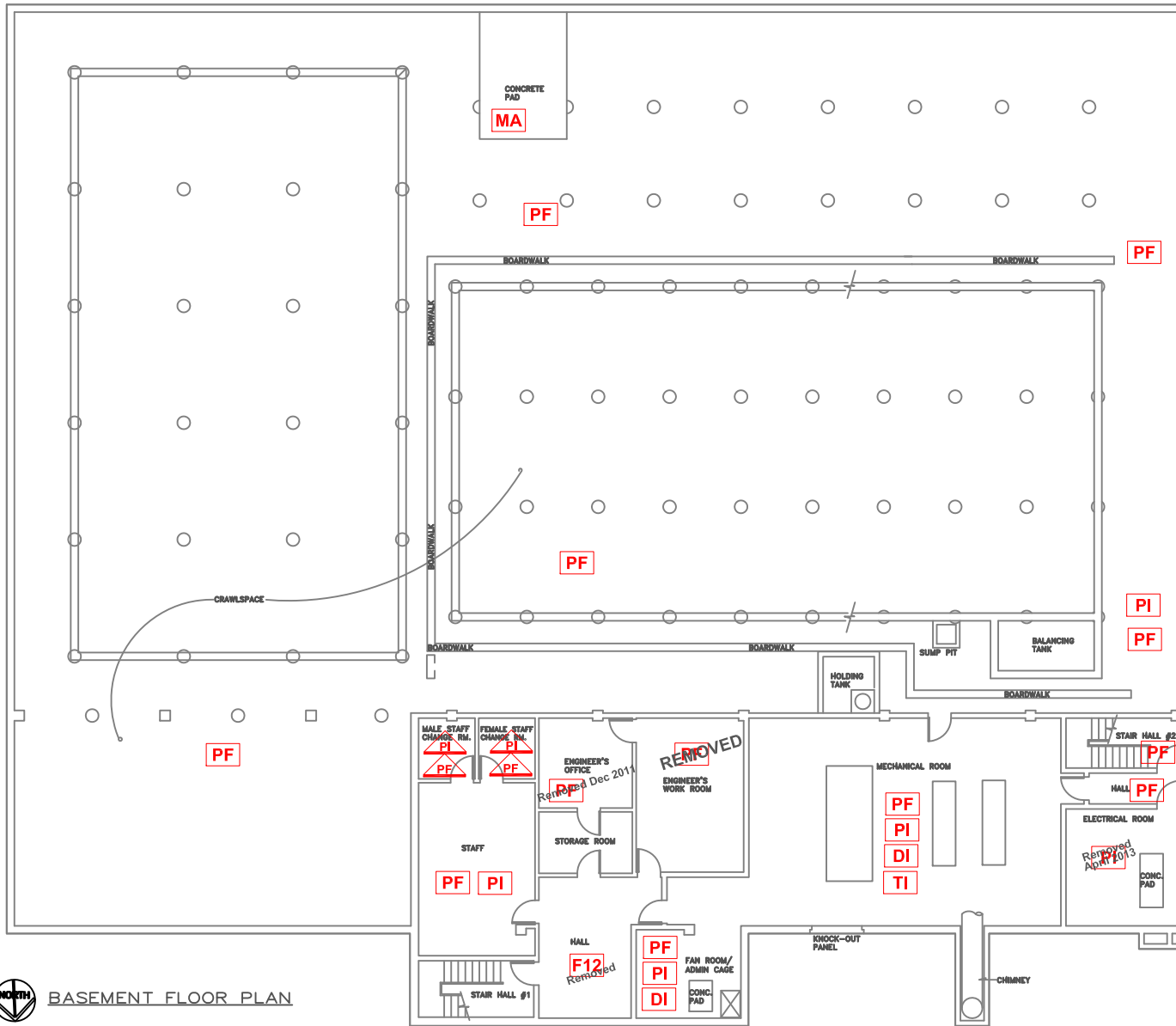


Embrace the Spirit - Vivez l'esprit

CITY OF WINNIPEG





PLANNING, PROPERTY & DEVELOPMENT
DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
4th FLOOR - 185 KING STREET
WINNIPEG, MANITOBA R3B 1J1
PHONE: (204) 986-7266
FAX: (204) 986-7311

MAIN FLOOR PLAN



 BASEMENT FLOOR PLAN

LEGEND

GENERAL LABELS	ABOVE CEILING	UNDER FLOORING	WALL DETAIL
			

AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SO: SPRAY ON
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	ST: STUCCO
CA: CAULKING	HB: HARDBOARD	TI: TANK INSULATION
C12: 12X12 CEILING TILE	MA: MASTIC	TP: TRANSITE PIPE
C24: 24X24 CEILING TILE	PF: PIPE FITTING INSULATION	VE: VERMICULITE
C48: 24X48 CEILING TILE	PI: PIPE INSULATION	
DC: DRYWALL COMPOUND	PL: PLASTER	
DI: DUCT INSULATION	RD: ROOF DRAIN	
FS: SHEET FLOORING	SC: STIPPLE CEILING	

NOTES:

1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

BUILDING: PI-02 BoniVital Indoor Pool & Building 1215 Archibald Street Winnipeg, Manitoba	
REVISED BY: REM	DATE: April 30, 2013
SCALE: N.T.S.	SHEET #: 2/2



Embrace the Spirit • Vivez l'esprit

CITY OF WINNIPEG

PLANNING, PROPERTY & DEVELOPMENT
DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
4th FLOOR - 185 KING STREET
WINNIPEG, MANITOBA R3B 1J1
PHONE: (204) 986-7266
FAX: (204) 986-7311



APPENDIX C
Ecolog ERIS Report





REPORT



Project Property: *Bonivital Pool and Public Works Yard Phase I ESA
Winnipeg
1215 Archibald St
Winnipeg MB R2J0Y9*

Report Type: *Standard Report*

Order #: *20130501026*

Date: *May 9, 2013*

EcoLog ERIS Ltd.
Environmental Risk
Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents	1
Executive Summary	2
Executive Summary: Report Summary	3
Executive Summary: Site Report Summary – Project Property	5
Executive Summary: Site Report Summary – Surrounding Properties	6
Map	7
Aerial	8
Detail Report	9
Unplottable Report	13
Appendix: Database Descriptions	15
Definitions	20

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase 1 Environmental Site Assessment but is solely intended to be used to focus further investigation.

Licence for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your licence to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by EcoLog Environmental Risk Information Services Ltd ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavoured to present you with information that is accurate, EcoLog 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 EcoLog ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by EcoLog ERIS Ltd. Copyright in data used in the Service or Report(s) (the "Data") is owned by EcoLog ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of EcoLog ERIS.

Executive Summary

Property Information:

Project Property: *Bonivital Pool and Public Works Yard Phase I ESA Winnipeg
1215 Archibald St Winnipeg MB R2J0Y9*

Coordinates:

Latitude: *49.860422*
Longitude: *-97.087519*
UTM Northing: *637,454.08*
UTM Easting: *5,524,865.99*
UTM Zone: *UTM Zone 14U*

Elevation: *751 FT
229.00 M*

Order Information:

Order No.: *20130501026*
Date Requested: *10/05/2013*
Requested by: *Concentric Associates International Inc.*
Report Type: *Standard Report*

Additional Products:

Insurance Products *Fire Insurance Plans*

Executive Summary: Report Summary

Database	Name	Selected	On Site	Within 0.25KM	Total
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
CONV	Enforcement Actions	Y	0	0	0
CS	Contaminated/Impacted Sites	Y	0	3	3
DRL	Drill Holes	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIS	Environmental Issues Inventory System	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FST	Fuel Storage Tanks	Y	0	2	2
FUEL	Bulk Fuel Distributors	Y	0	0	0
GEN	Waste Generators Summary	Y	1	4	5
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
MAST	Manure Storage Facilities	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
MOGW	Manitoba Oil and Gas Wells	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCB	Inventory of PCB Storage Sites	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PITS	Manitoba Pits and Quarries	Y	0	0	0
REC	Waste Receivers Summary	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Manitoba Spills	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
WDS	Waste Disposal Site Inventory	Y	0	0	0

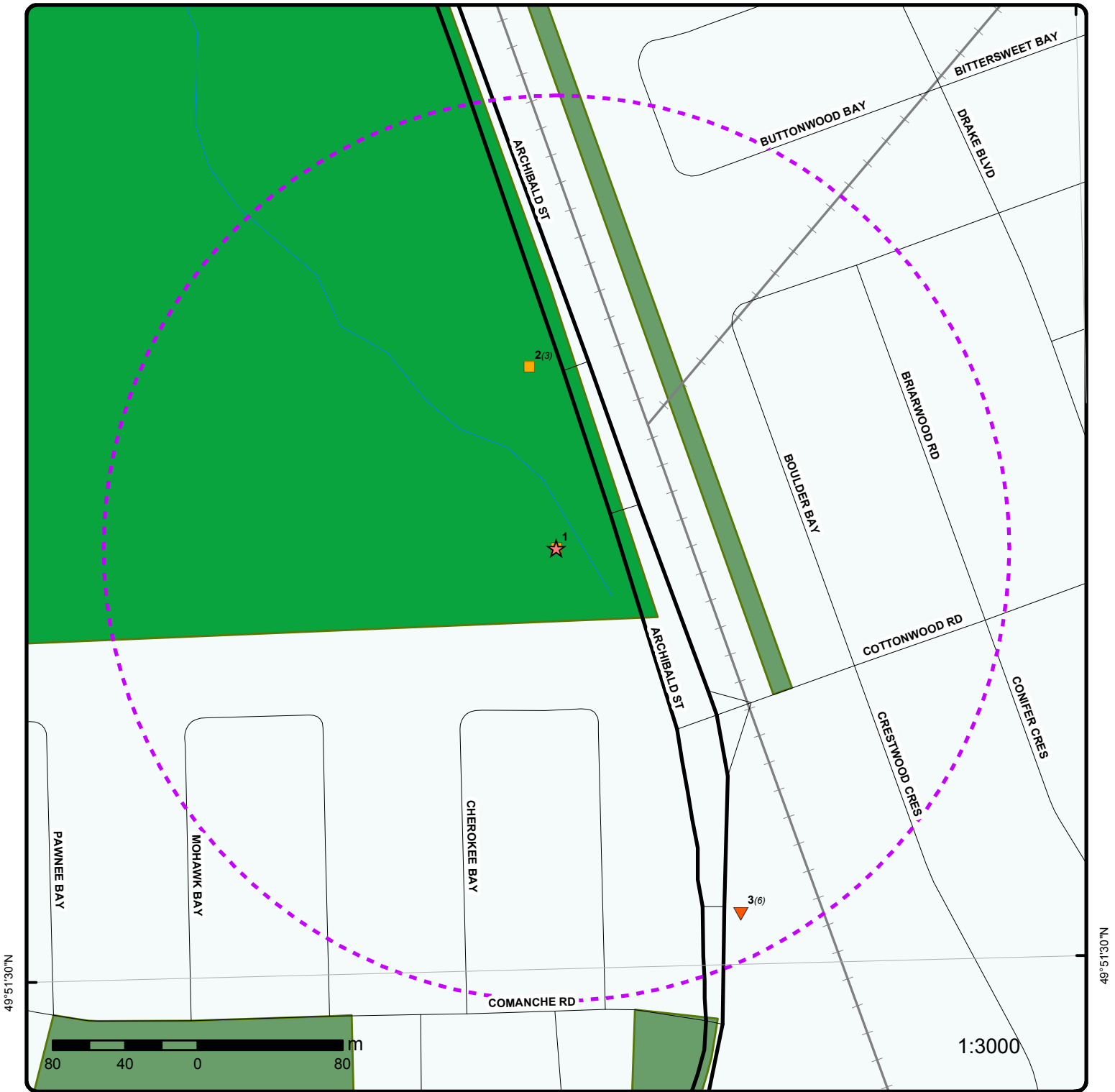
<i>Database</i>	<i>Name</i>	<i>Selected</i>	<i>On Site</i>	<i>Within 0.25KM</i>	<i>Total</i>
WWS	<i>Water Well Inventory</i>	Y	0	0	0
<hr/>					
		Total:	1	9	10

Executive Summary: Site Report Summary – Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dis m</i>	<i>Elev diff m</i>	<i>Page Number</i>
1	GEN	BONIVITAL POOL	1215 ARCHIBALD ST Winnipeg MB R2J 0Y9	0.0	0.00	9

Executive Summary: Site Report Summary – Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dis m</i>	<i>Elev Diff m</i>	<i>Page Number</i>
2	CS	CITY OF WINNIPEG - FLEET MANAGEMENT AGENCY	1201 ARCHIBALD STREET Winnipeg MB R2J 0Y9	101.5	0.00	9
2	FST	Winnipeg, City of - Archibald	1201 Archibald St. Winnipeg MB R2J 0Y9	101.5	0.00	9
2	GEN	WINNIPEG, PUBLIC WORKS- ARCHIBALD ST.	ARCHIBALD ST., 1201 WINNIPEG MB R2J 0Y9	101.5	0.00	10
3	CS	SHELL CANADA PRODUCTS LTD	1270 ARCHIBALD ST Winnipeg MB R2J 0Z3	226.0	-1.00	10
3	CS	SHELLCANADAPRODUCTSLTD	1270 ARCHIBALD ST WINNIPEG MB R2J 0Z3	226.0	-1.00	10
3	FST	Niakawa Shell	1270 Archibald St. Winnipeg MB R2J 0Z3	226.0	-1.00	10
3	GEN	DYNAMIC SHELL II	ARCHIBALD ST., 1270 WINNIPEG MB	226.0	-1.00	11
3	GEN	ARCHIBALD SHELL	ARCHIBALD ST., 1270 WINNIPEG MB R2J 0Z3	226.0	-1.00	11
3	GEN	ARCHIBALD SHELL	1270 ARCHIBALD ST Winnipeg MB R2J 0Z3	226.0	-1.00	12



Map

Order No: 20130501026

Address: 1215 Archibald St, Winnipeg, MB, R2J0Y9

Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail	Pipelines and Transmission	Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

97°53'0"W

97°5'W

49°52'N

49°52'N

49°51'30"N

49°51'30"N

49°51'N

49°51'N



Aerial

Order No: 20130501026

Address: 1215 Archibald St, Winnipeg, MB, R2J0Y9

Source: ESRI World Imagery

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Distance m	Elevation m	Site	DB
1	1 of 1	0.0	229.0	BONIVITAL POOL 1215 ARCHIBALD ST Winnipeg MB R2J 0Y9	GEN

Registration #: MBG10642

2	1 of 3	101.5	229.0	CITY OF WINNIPEG - FLEET MANAGEMENT AGENCY 1201 ARCHIBALD STREET Winnipeg MB R2J 0Y9	CS
---	--------	-------	-------	---	--------------------

File No.: 41894
File Name: CITY OF WINNIPEG, FLEET MANAGEMENT AGENCY

2	2 of 3	101.5	229.0	Winnipeg, City of - Archibald 1201 Archibald St. Winnipeg MB R2J 0Y9	FST
---	--------	-------	-------	--	---------------------

Site ID: 11910	Site Status: Active
Outlet Type: Fleet	Inventory: Daily
Owner Category: Municipal	Owner: Winnipeg, City of-Parks & Rec.
Operator: Langridge, Ashley	Mailing Address: 2799 Roblin Blvd.
Mailing City: Winnipeg MB	

--- Details ---

Status Date: 01-Jan-71	# of Tanks: 1
Capacity(L): 4545.00	Position: Underground
Status: Installed	Spill Protection: Unprotected
+	
Status Date: 01-Jan-81	# of Tanks: 1
Capacity(L): 4545.00	Position: Underground
Status: Installed	Spill Protection: Sacrificial Anode
+	
Status Date: 01-Jan-86	# of Tanks: 1
Capacity(L): 4545.00	Position: Underground
Status: Removed	Spill Protection: Sacrificial Anode
+	
Status Date: 01-Jan-86	# of Tanks: 1
Capacity(L): 5000.00	Position: Underground
Status: Installed	Spill Protection: Sacrificial Anode
+	
Status Date: 02-Jun-87	# of Tanks: 1
Capacity(L): 5000.00	Position: Underground

Map Key	Number of Records	Distance m	Elevation m	Site	DB
Status:	Installed			Spill Protection:	Sacrificial Anode
+					
Status Date:	24-Jun-87			# of Tanks:	1
Capacity(L):	4545.00			Position:	Underground
Status:	Removed			Spill Protection:	Unprotected
+					
Status Date:	24-Jun-87			# of Tanks:	1
Capacity(L):	5000.00			Position:	Underground
Status:	Removed			Spill Protection:	Sacrificial Anode
+					
Status Date:	25-Jun-87			# of Tanks:	1
Capacity(L):	5000.00			Position:	Underground
Status:	Installed			Spill Protection:	Sacrificial Anode
+					
Status Date:	19-Apr-96			# of Tanks:	2
Capacity(L):	5000.00			Position:	Underground
Status:	Tested			Spill Protection:	Sacrificial Anode
2	3 of 3	101.5	229.0	WINNIPEG, PUBLIC WORKS-ARCHIBALD ST. ARCHIBALD ST., 1201 WINNIPEG MB R2J 0Y9	GEN
Registration #:	MBG007448				
3	1 of 6	226.0	228.0	SHELL CANADA PRODUCTS LTD 1270 ARCHIBALD ST Winnipeg MB R2J 0Z3	CS
File No.:	19438				
File Name:	NIAKWA SHELL CIRCLE K - ARCHIBALD ST - (FORMER) - CS				
3	2 of 6	226.0	228.0	SHELLCANADAPRODUCTSLTD 1270 ARCHIBALD ST WINNIPEG MB R2J 0Z3	CS
File No.:	1307				
File Name:	NIAKWA SHELL CIRCLE K - ARCHIBALD ST - (FORMER)				
3	3 of 6	226.0	228.0	Niakawa Shell 1270 Archibald St. Winnipeg MB R2J 0Z3	FST
Site ID:	11921		Site Status:	Active	
Outlet Type:	Retail		Inventory:	Daily	
Owner Category:	Oil Company		Owner:	Shell Canada Limited	
Operator:	Mager, Gloria		Mailing Address:	Box 100, Stn. M	
Mailing City:	Calgary AB				

--- Details ---

<i>Map Key</i>	<i>Number of Records</i>	<i>Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
Status Date:	30-May-89			# of Tanks:	2
Capacity(L):	2270.00			Position:	Underground
Status:	Removed			Spill Protection:	Unprotected
+					
Status Date:	31-May-89			# of Tanks:	2
Capacity(L):	45460.00			Position:	Underground
Status:	Installed			Spill Protection:	Fiberglass
+					
Status Date:	31-May-89			# of Tanks:	1
Capacity(L):	22730.00			Position:	Underground
Status:	Installed			Spill Protection:	Fiberglass
+					
Status Date:	31-May-89			# of Tanks:	1
Capacity(L):	2270.00			Position:	Underground
Status:	Installed			Spill Protection:	Fiberglass
+					
Status Date:	01-Jan-58			# of Tanks:	2
Capacity(L):	18180.00			Position:	Underground
Status:	Installed			Spill Protection:	Unprotected
+					
Status Date:	01-Jan-58			# of Tanks:	2
Capacity(L):	2270.00			Position:	Underground
Status:	Installed			Spill Protection:	Unprotected
+					
Status Date:	01-Jan-64			# of Tanks:	1
Capacity(L):	18180.00			Position:	Underground
Status:	Installed			Spill Protection:	Unprotected
+					
Status Date:	01-Jan-70			# of Tanks:	1
Capacity(L):	22730.00			Position:	Underground
Status:	Installed			Spill Protection:	Unprotected
+					
Status Date:	30-May-89			# of Tanks:	1
Capacity(L):	22730.00			Position:	Underground
Status:	Removed			Spill Protection:	Unprotected
+					
Status Date:	30-May-89			# of Tanks:	3
Capacity(L):	18180.00			Position:	Underground
Status:	Removed			Spill Protection:	Unprotected
3	4 of 6	226.0	228.0	DYNAMIC SHELL II ARCHIBALD ST., 1270 WINNIPEG MB	GEN
Registration #:	MBG000251				
3	5 of 6	226.0	228.0	ARCHIBALD SHELL ARCHIBALD ST., 1270	GEN

<i>Map Key</i>	<i>Number of Records</i>	<i>Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
WINNIPEG MB R2J 0Z3					
Registration #:	MBG007317				
3	6 of 6	226.0	228.0	ARCHIBALD SHELL 1270 ARCHIBALD ST Winnipeg MB R2J 0Z3	<u>GEN</u>
Registration #:	MBG00251				

Unplottable Report

Site: SHELL CANADA PRODUCTS - SOILS RECYCLING FAC.
Winnipeg MB

Database:
CA

Date Received: 91.07.19
Date Issued: 94.06.17
Licence #: 1848

Class:

Act:

Proposal Name:

Operation Type:

Overview:

Date Received: 91.07.19
Date Issued: 94.06.17
Licence #: 1848

Class:

Act:

Proposal Name:

Operation Type:

Overview:

Date Received: 91.07.19
Date Issued: 94.06.17
Licence #: 1848

Class:

Act:

Proposal Name:

Operation Type:

Overview:

Date Received: 91.07.19
Date Issued: 94.06.17
Licence #: 1848

Class:

Act:

Proposal Name:

Operation Type:

Overview:

Date Received: 91.07.19
Date Issued: 94.06.17
Licence #: 1848

Class:

Act:

Proposal Name:

Operation Type:

Overview:

Site: SHELL CANADA PRODUCTS - SOILS RECYCLING FAC.
Winnipeg MB

Database:
CA

Date Received: 1991.07.19
Date Issued: 2000.12.06
Licence #: 1848 R

Class:

Act:
Proposal Name:
Operation Type:
Overview:
Date Received: 1991.07.19
Date Issued: 2000.12.06
Licence #: 1848 R
Class:

Act:
Proposal Name:
Operation Type:
Overview:
Date Received: 1991.07.19
Date Issued: 2000.12.06
Licence #: 1848 R
Class:

Act:
Proposal Name:
Operation Type:
Overview:
Date Received: 1991.07.19
Date Issued: 2000.12.06
Licence #: 1848 R
Class:

Act:
Proposal Name:
Operation Type:
Overview:
Date Received: 1991.07.19
Date Issued: 2000.12.06
Licence #: 1848 R
Class:

Act:
Proposal Name:
Operation Type:
Overview:

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd 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 Ecolog 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: 2001-Jun 2010 Private [AUWR](#)
This database provides an inventory of all 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.

Certificates of Approval: 1988-Jan 2012 Provincial [CA](#)
This database contains all 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.

Chemical Register: 1997-Jun 2010 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'. Information from a private source regarding the locations of chemical manufacturers and distributors is also included in this database.

Enforcement Actions: Apr 1994-Mar 2008 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.

Contaminated/Impacted Sites: 1980-Sept 2011* Provincial [CS](#)
Manitoba's Contaminated Sites Remediation Act (CSRA) defines a site as contaminated if, "having regard to any current, permitted or foreseeable use of a site, that the site is contaminated at a level which poses or may pose a threat to human health or safety or to the environment". Manitoba's Conservation department collects information on sites that have been investigated by the ministry due to environmental concerns.

Drill Holes: 1900-Jun 2011 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.

Environmental Effects Monitoring: 1992-2007* 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.

ERIS Historical Searches: 1999-Oct 2012 Private [EHS](#)
EcoLog 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.

Environmental Issues Inventory System: 1992-2001* Federal [EIS](#)
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 EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Federal Convictions: 1988-Jun 2007 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.

Contaminated Sites on Federal Land: June 2000-Jan 2013 Federal [FCS](#)
The Federal Contaminated Sites Inventory includes information on all 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.

Fuel Storage Tanks: 1905-Feb 2003* 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.

Bulk Fuel Distributors: 2006-Jul 2012 Provincial [FUEL](#)
The Manitoba Petroleum Storage Program maintains an inventory of Bulk Fuel Distributors. This inventory contains valid operating permit numbers within the Province of Manitoba. Fields such as name, location, expiry date, type of facility and permit # are included.

Waste Generators Summary: 1985-Jan 2012 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.

Indian & Northern Affairs Fuel Tanks: 1950-Aug 2003 Federal [IAFT](#)
The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all 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.

<u>Manure Storage Facilities:</u>	Jul 1994-May 2012	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.			
<u>Canadian Mine Locations:</u>	1998-2009	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.			
<u>Mineral Occurrences:</u>	1961-Sept 2011	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.			
<u>Manitoba Oil and Gas Wells:</u>	1951-May 2002*	Provincial	MOGW
The Manitoba Oil and Gas Wells database was collected through the assistance of The Land Systems Company. Information is provided regarding licence 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.			
<u>National Analysis of Trends in Emergencies System (NATES):</u>	1974-1994*	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.			
<u>National Defence & Canadian Forces Fuel Tanks:</u>	Up to May 2001*	Federal	NDFT
The Department of National Defence 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.			
<u>National Defence & Canadian Forces Spills:</u>	Mar 1999-Aug 2010	Federal	NDSP
The Department of National Defence 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.			
<u>National Defence & Canadian Forces Waste Disposal Sites:</u>	2001-Apr 2007	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.			

National Environmental Emergencies System

1974-2003

Federal

[NEES](#)**(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 all 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.

National PCB Inventory:

1988-2008

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all 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.

National Pollutant Release Inventory:

1993-2010

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.

Oil and Gas Wells:

1988-Mar 2013

Private

[OGW](#)

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.

Canadian Pulp and Paper:1999, 2002, 2004, 2005,
2009

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.

Inventory of PCB Storage Sites:

1998-1999*

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.

Parks Canada Fuel Storage Tanks:

1920-Jan 2005

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of all 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.

Manitoba Pits and Quarries:

1994-July 2012

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.

Waste Receivers Summary:

1998-Jul 2012

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.

Retail Fuel Storage Tanks:

1999-Jun 2010

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.

Scott's Manufacturing Directory:

1992-Mar 2011

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.

Manitoba Spills:

Apr 2009-Mar 2010

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.

Transport Canada Fuel Storage Tanks:

1970-Mar 2007

Federal

[TCFT](#)

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Waste Disposal Site Inventory:

1998*

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.

Water Well Inventory:

1880-Jul 2012

Provincial

[WWIS](#)

The GWDrill database compiled by the Manitoba Water Stewardship and Groundwater Management Section provides information on water wells across the province. Information such as location, owner, driller, well name, well use, water use and date completed are reported on. Most wells within the inventory are georeferenced by DLS coordinates.

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.

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, within the report search radius, and the surrounding area outside the search radius.

'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 upside down 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.'

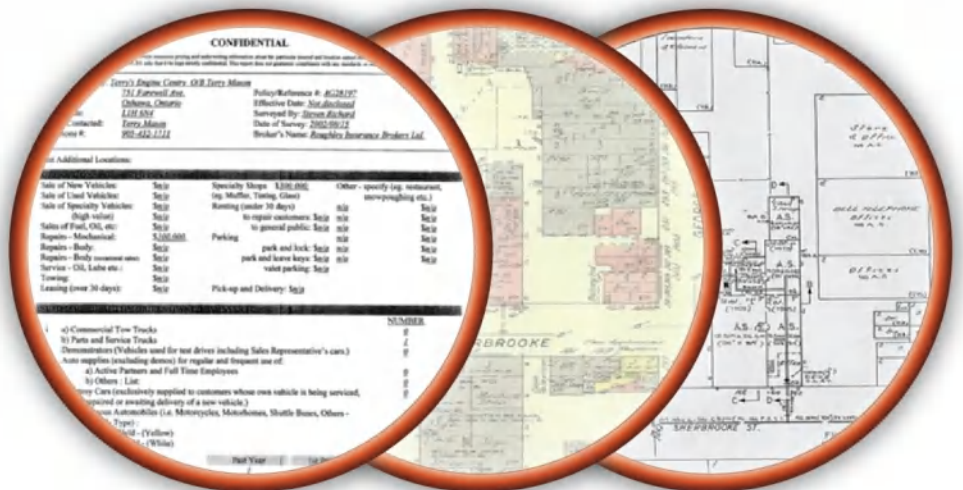
Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.



**APPENDIX D
HEIRS Insurance Report**

HEIRS™

Historical Environmental Information Reporting System



An **SCM** Company

150 Commerce Valley Drive W
8th Floor
Markham, Ontario L3T 7Z3
T: 905-882-6300
www.optaintel.ca

Report Completed By:
Devon Mallay

Site Address:
1215 Archibald Street,
Winnipeg, MB

Project No:
20130501026

Opta Order ID:
20130501026

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
May 10, 2013

Opta Environmental Services
Historical Environmental Information Reporting System (HEIRS™)

May 10, 2013

Ms. Eleanor Goolab
 EcoLog ERIS
 80 Valleybrook Drive
 North York, Ontario
 M3B 2S9

Dear Eleanor,

Re: **Your Site Address: "1215 Archibald Street, Winnipeg, MB"**
Your Project No.: 20130501026

As requested, we have searched our records regarding the above site and the following information was found:

Information	Date(s)	Comment	Cost
Research Fee per street address		\$50.00 flat fee per street address.	\$50.00
Fire Insurance Plans	No Records Found	\$125.00 for each Fire Insurance Plan.	
Reports: All Risk/Multi-Risk: Inspection: COPE: Other:	No Records Found	\$55.00 for each Inspection/Survey report	
Site Plan(s)	No Records Found	\$70.00 for each Site plan	
Subtotal			\$50.00
Minimum order fee of \$155.00			N/A
2 (two)/4 (four) Day Rush Service			N/A
Total			\$50.00

NRF: No Records Found. NO: Not Ordered.

The total cost for this report is \$50.00 plus courier charges (if applicable) and HST. Please see the Terms and Conditions for our search on page two of this report.

Thank you for employing the services of Opta Information Intelligence.

Devon Mallay
 Opta Environmental Services



150 Commerce Valley Drive W
 Markham, Ontario
 L3T 7Z3

T: 905.882.6300
Toll Free: 1.800.268.8080
F: 905.695.6543

An **SCM** Company
www.optaintel.ca

Opta Environmental Services Historical Environmental Information Reporting System (HEIRS™) Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

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.



APPENDIX E

City Directory Search





PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 2000	
Site Listing:	1201-Winnipeg Community Park 1215-Bonivital Swimming Pool
Adjacent Properties:	
Archibald Street (1100-1350)	1270-Shell 1274-Niakwa Pizza 1276-Archibald Dental Centre 1280-Multi Tenant Office 1282-Pro Sys Micro Products 1286-Niakwa Hairstyling 1288-Shoe Repair Workshop 1310-Multi Tenant Res 1321-Robin's Donuts
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1995	
Site Listing:	1201-Winnipeg Community Park 1215-Bonivital Swimming Pool
Adjacent Properties:	

Archibald Street (1100-1350)	1270-Shell 1274-Niakwa Pizza 1276-Archibald Dental Centre 1280-Multi Tenant Office 1282-Pro Sys Micro Products 1286-Niakwa Hairstyling 1288-Shoe Repair Workshop 1310-Multi Tenant Res
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1990	
Site Listing:	1201-Winnipeg Community Park 1215-Bonivital Swimming Pool
Adjacent Properties:	
Archibald Street (1100-1350)	1270-Shell 1274-Niakwa Pizza 1276-Archibald Dental Centre 1280-Multi Tenant Office 1282-Pro Sys Micro Products 1286-Niakwa Hairstyling 1288-Shoe Repair Workshop 1310-Multi Tenant Res
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1985	
Site Listing:	1201-Address Not Listed 1215-Bonivital Swimming Pool
Adjacent Properties:	
Archibald Street (1100-1350)	1207-Parks & Rec Facilities 1270-Shell 1274-Niakwa Pizza 1276-Sunrise Quality Foods 1280-Multi Tenant Office 1282-Heritage Credit Union 1286-Niakwa Hairstyling 1288-Annie's Video 1310-Multi Tenant Res 1321-Country Style Donuts
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1978	
Site Listing:	-Addresses Not Listed
Adjacent Properties:	
Archibald Street (1100-1350)	1270-Niakwa Car Cline 1274-Niakwa Pizza 1276-Mac's Milk 1280-Multi Tenant Office 1282-Holy Cross Credit Union 1286-Res

	1288-Niakwa Barber Shop 1310-Multi Tenant Res 1321-Country Style Donuts
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1973	
Site Listing:	-Addresses Not Listed
Adjacent Properties:	
Archibald Street (1100-1350)	1270-Niakwa Mtrs Ltd. gas 1280-Multi Tenant Office 1282-Niakwa Inn 1284-Park-Way Hair 1286-Mini Mart 1288-Niakwa Barber Shop 1321-Shell
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1968	
Site Listing:	-Addresses Not Listed

Adjacent Properties:	
Archibald Street (1100-1350)	1270-Niakwa Mtrs Ltd. gas 1280-Multi Tenant Office 1282-Niakwa Inn 1284-Park-Way Hair 1286-Mini Mart 1288-Niakwa Barber Shop 1321-Shell
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1963	
Site Listing:	-Addresses Not Listed
Adjacent Properties:	
Archibald Street (1100-1350)	-No Listings Within Radius
Chippawa Bay (All)	-All Residential
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-All Residential
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1958	
Site Listing:	-Addresses Not Listed
Adjacent Properties:	
Archibald Street (1100-1350)	-No Listings Within Radius
Chippawa Bay (All)	-Not Built Upon
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-Street Not Listed
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius

PROJECT NUMBER: 13-4905-E	
Site Address:	1201 and 1215 Archibald Street, Winnipeg, MB
Year: 1953	
Site Listing:	-Addresses Not Listed
Adjacent Properties:	
Archibald Street (1100-1350)	-No Listings Within Radius
Chippawa Bay (All)	-Not Built Upon
Comanche Road (All)	-Not Built Upon
Crestwood Crescent (1-100)	-Street Not Listed
Fermor Avenue (Trans Canada Hwy)	-No Listings Within Radius