



Phase I Environmental Site Assessments

Information for Financial Institutes, Insurance Agents and Government

Phase I Environmental Site Assessments (ESA) are typically conducted to identify any potential sources of **environmental risk or liability** associated with a property that may have resulted from past use or may be manifested during future site management or business operations. One of the major environmental risks and liabilities is the presence of **hazardous substances** on the property. A property that is considered contaminated contains one or more hazardous substances at levels that raise environmental or health concerns to humans or to other living organisms. The purpose of identifying existing contamination is so that timely decisions can be made about possible remediating solutions.

A Phase I ESA can be **voluntary or regulated**, with the purpose of providing environmental information on a land parcel so that private parties, government representatives, financial authorities, and municipalities can make decisions with respect to:

- Title transfer
- Land use change (zoning)
- Development
- Lending institution transfers
- Lease agreements



Services

Phase I Environmental Site Assessment

The increase in demand for Phase I ESA's at Avison Management Services Ltd. has led to the development of an internal **Environmental Site Assessment protocol**, which is based upon guidelines outlined in the CSA Z768-01 Standard, ASTM Standard E1527, and the concerns and factors listed under section 16(1) of the Canadian Environmental Assessment Act. These documents set standards for the review of information pertaining to a site, completion of checklists, site inspection procedures, and the final report.

The components of a Phase I ESA typically include:

- Compilation and review of property related documents;
- Creation of maps with geographic features and land use information;
- Interviews with past and current property owners, government agencies and other relevant parties;
- A provincial contaminated site database search;
- Inspection of the grounds and any buildings;
- A report containing conclusions and recommendations.

The **final report** produced by Avison Management Services Ltd. identifies:

1. The potential for **existing hazardous substances** on the property based on past land use and includes recommendations for more intensive study if necessary.
2. The potential for **future environmental contamination** of a site based on proposed development or activities with recommendations to reduce risk and mitigate future impacts.

We invite you to contact us directly by phone or email to discuss how Avison Management Services Ltd. can assist you in the future with Phase I Environmental Site Assessments.

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