

PR5.8 Mise à jour de l'évaluation environnementale de site phase I - Annexes 1 à 5

HYDRO-QUÉBEC

MISE À JOUR DE L'ÉVALUATION ENVIRONNEMENTALE DE SITE PHASE I

MISE EN PLACE DES CIRCUITS ÉLECTRIQUES SOUTERRAINS
120 KV PROJETÉS 3212 ET 3213 ENTRE LE NOUVEAU POSTE
HOCHELAGA ET LE POSTE NOTRE-DAME

ARRONDISSEMENT MERCIER-HOCHELAGA, MONTRÉAL (QUÉBEC)

JUILLET 2024

RÉFÉRENCE WSP : CA0026301.5707

CONFIDENTIEL

VERSION FINALE

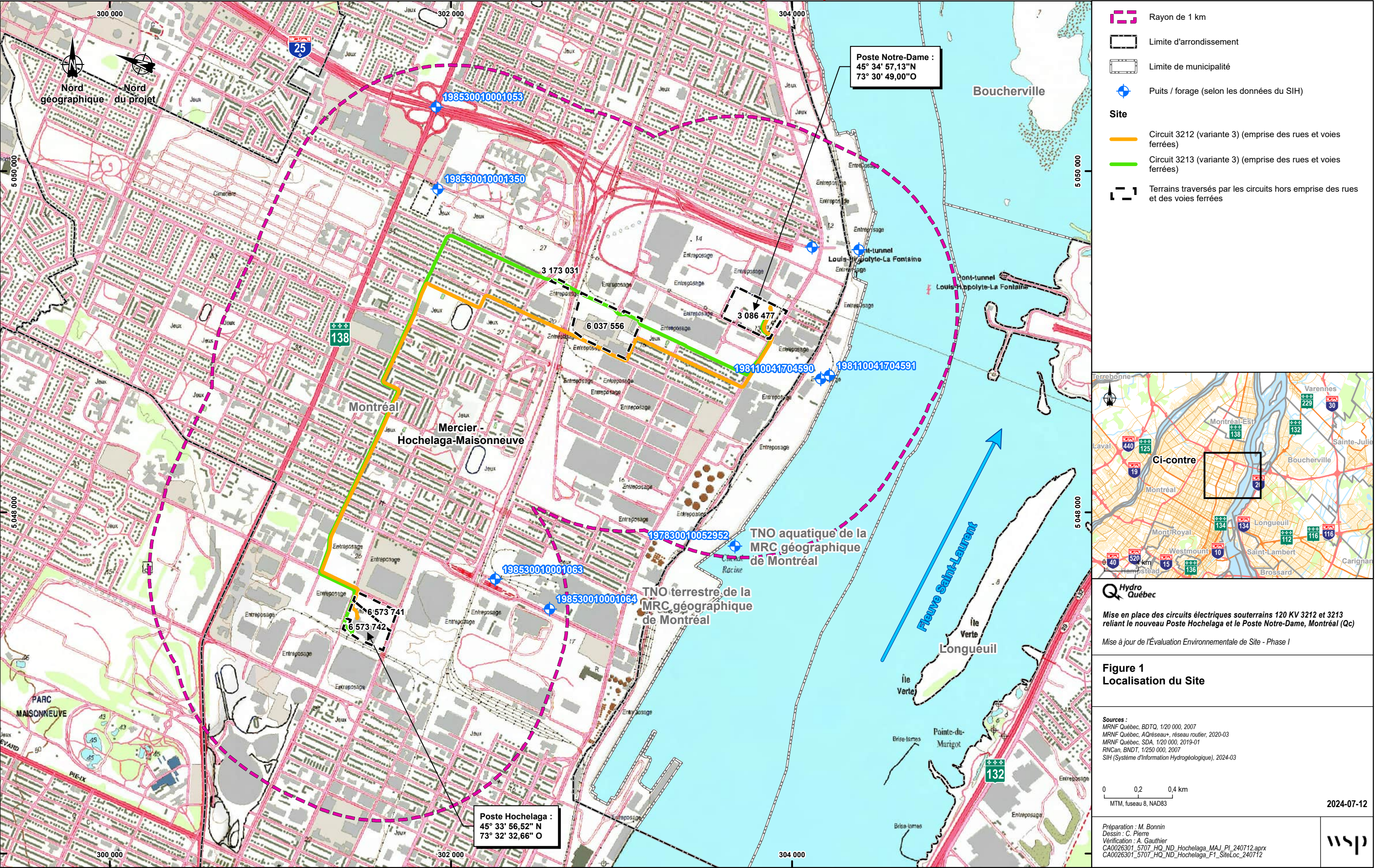


ANNEXE

1



CARTE TOPOGRAPHIQUE (FIGURE 1 - LOCALISATION DU SITE)



La précision des limites et les mesures montrées sur ce document ne doivent pas servir à des fins d'ingénierie ou de délimitation foncière. Aucune analyse foncière n'a été effectuée par un arpenteur-géomètre.

ANNEXE

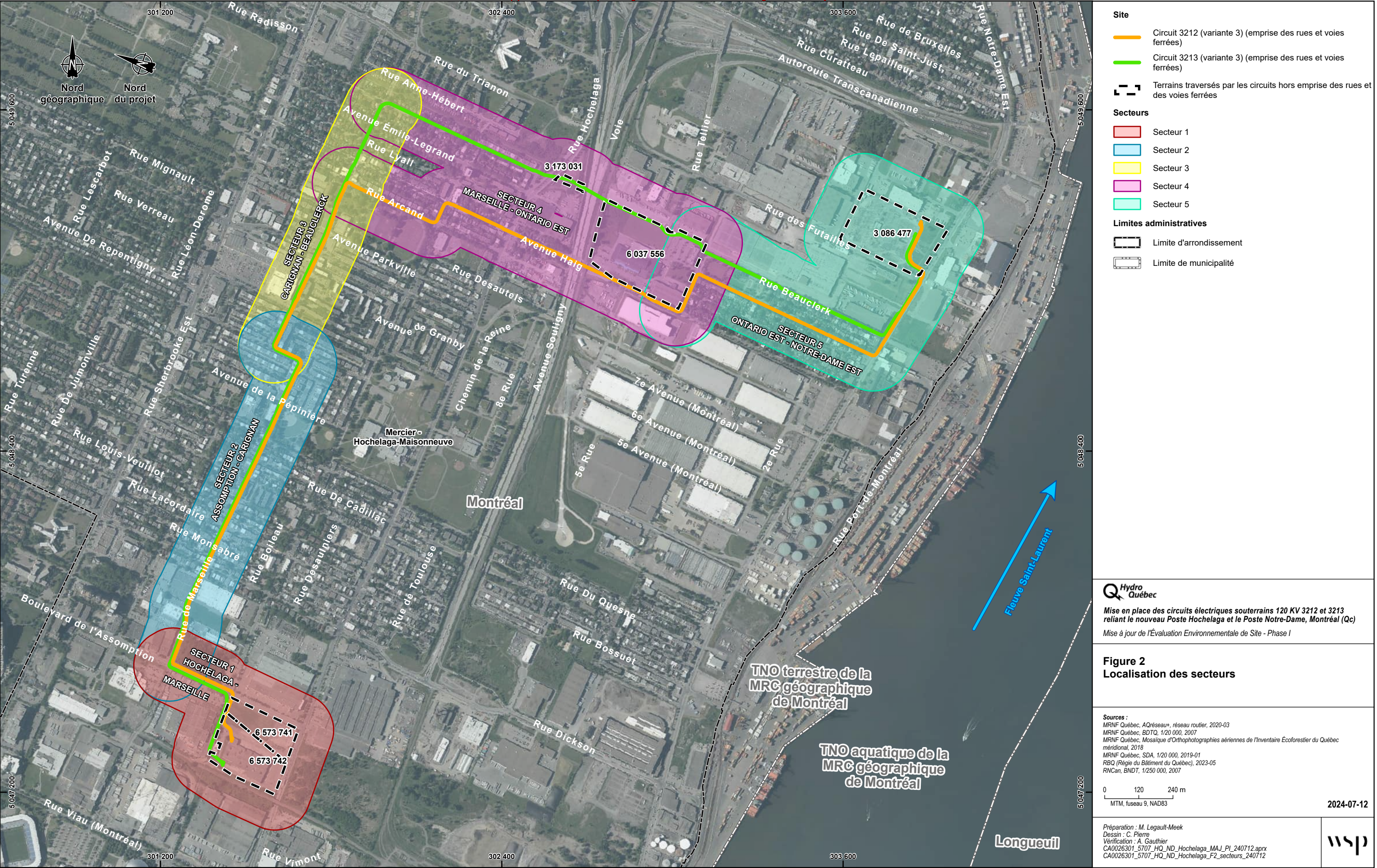
2. ■ FIGURE(S) DU TERRAIN À L'ÉTUDE

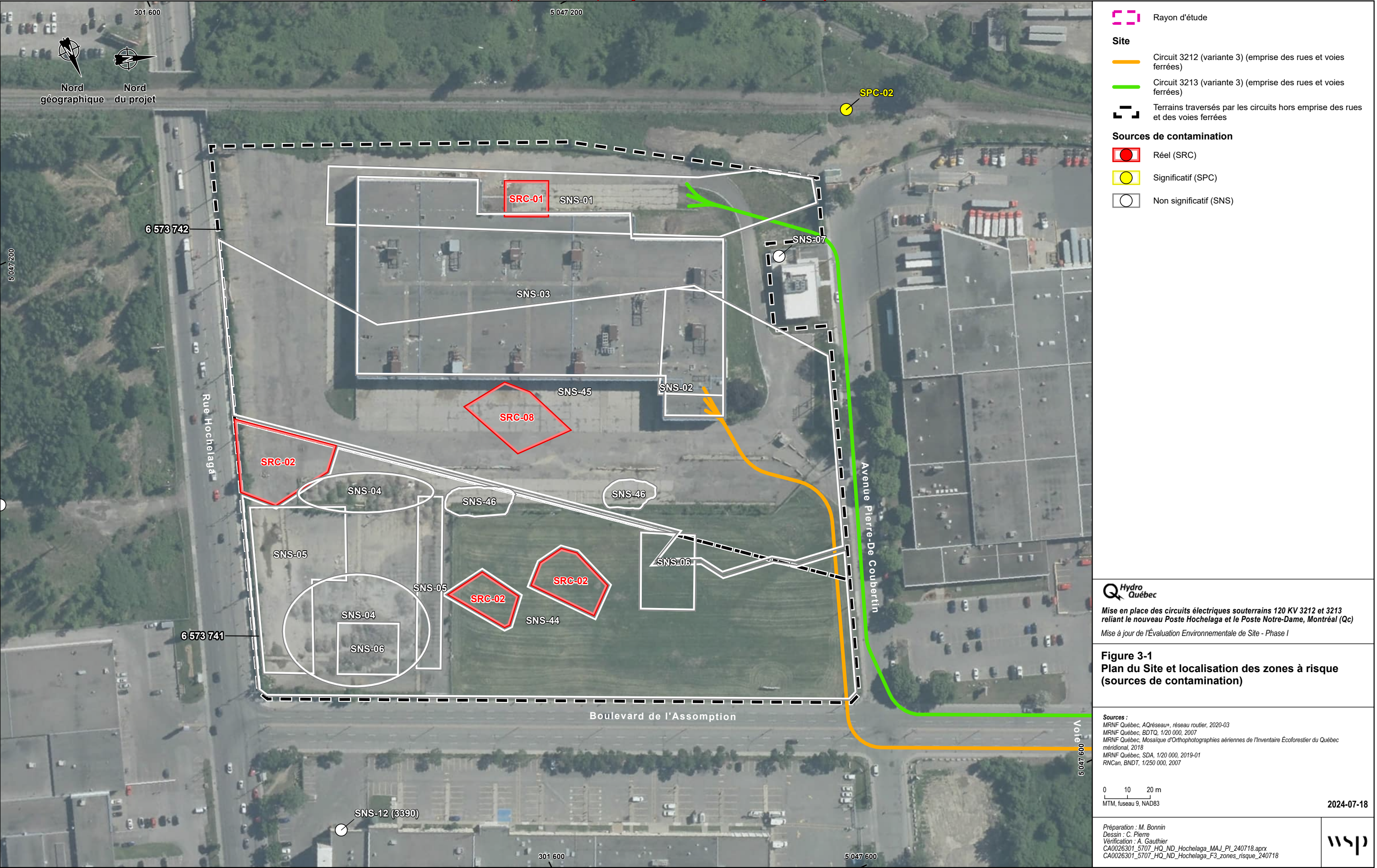


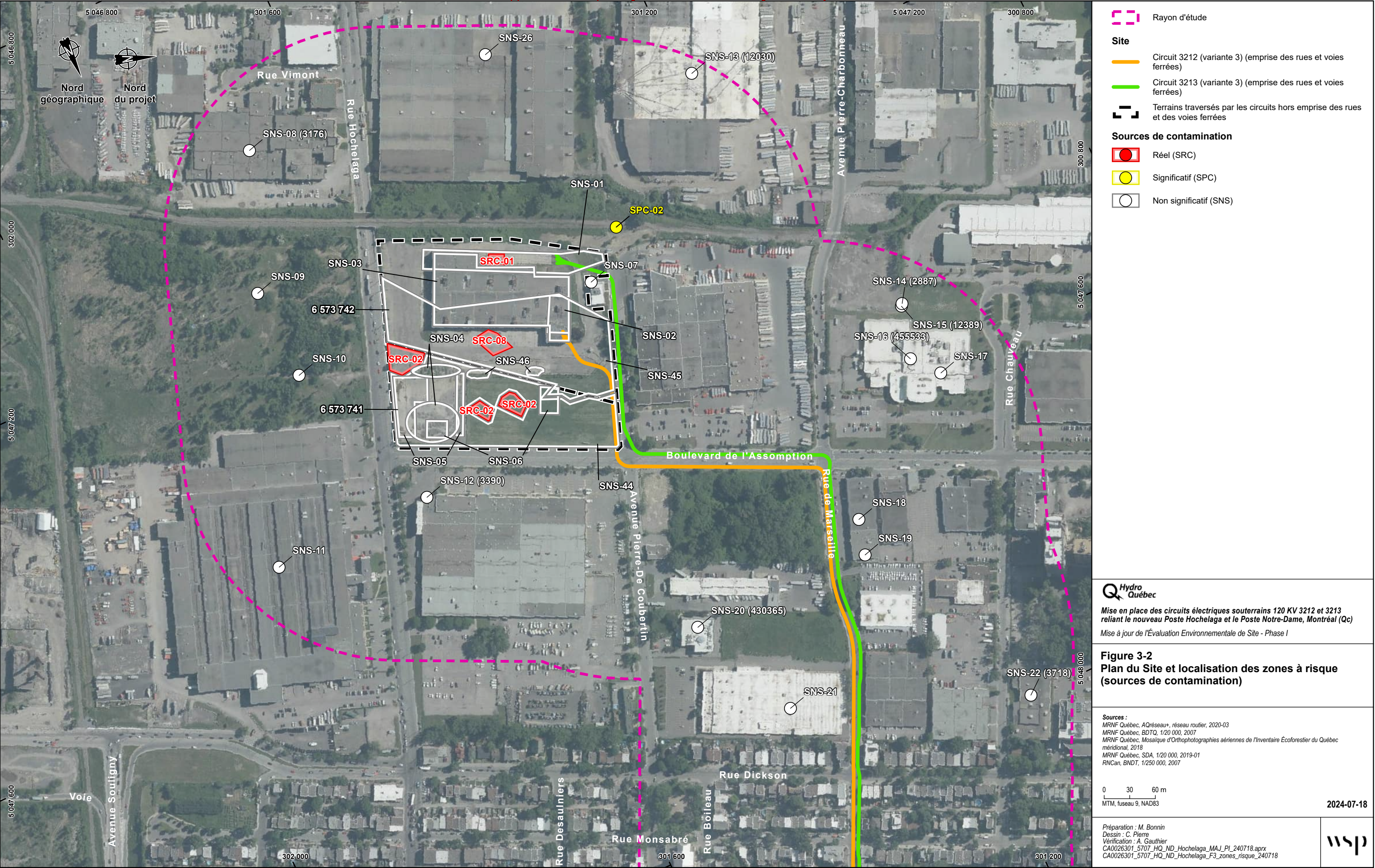
ANNEXE

2-1

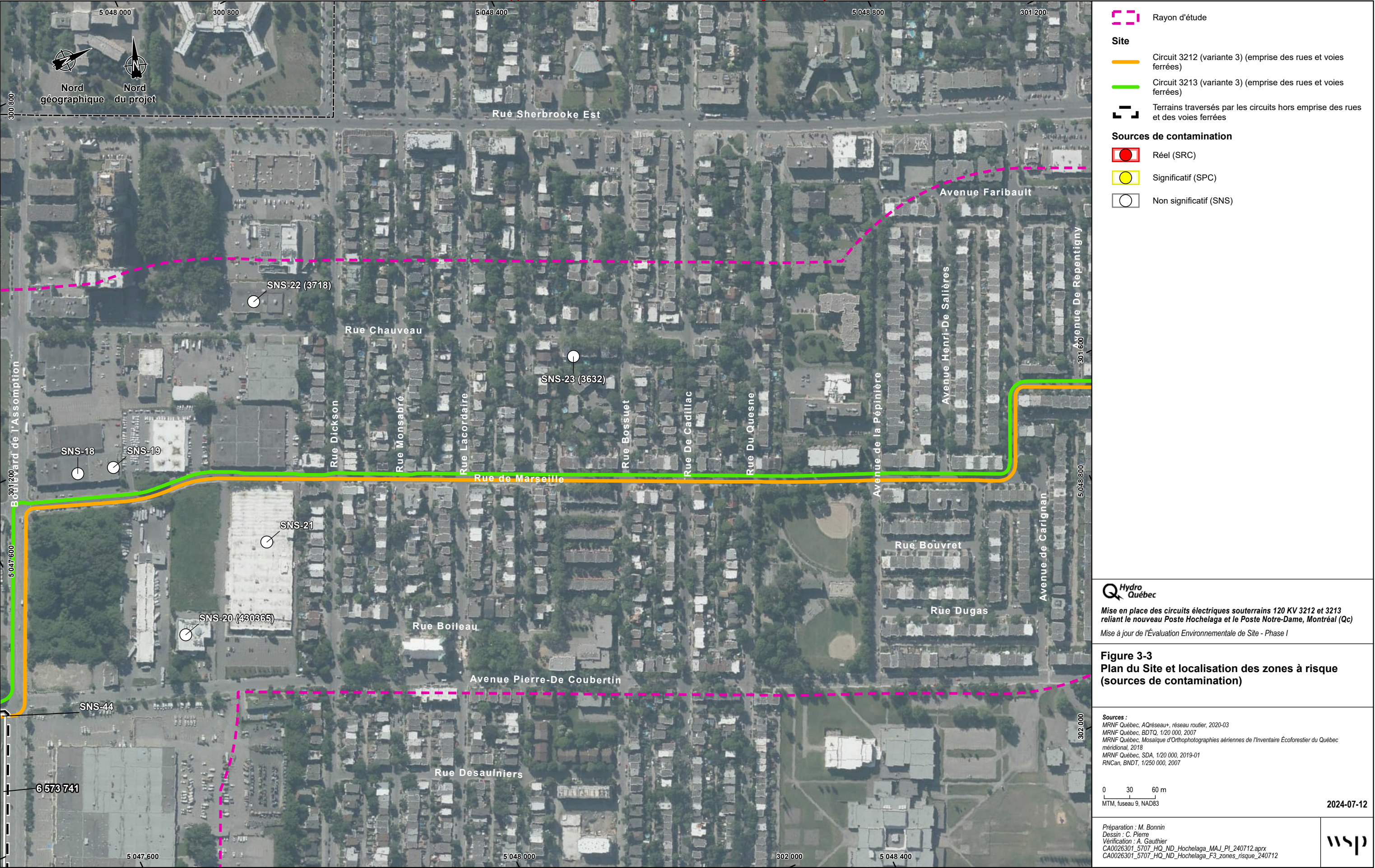
*FIGURE 2 – PLAN DU SITE ET
LOCALISATION DES RISQUES
ENVIRONNEMENTAUX*



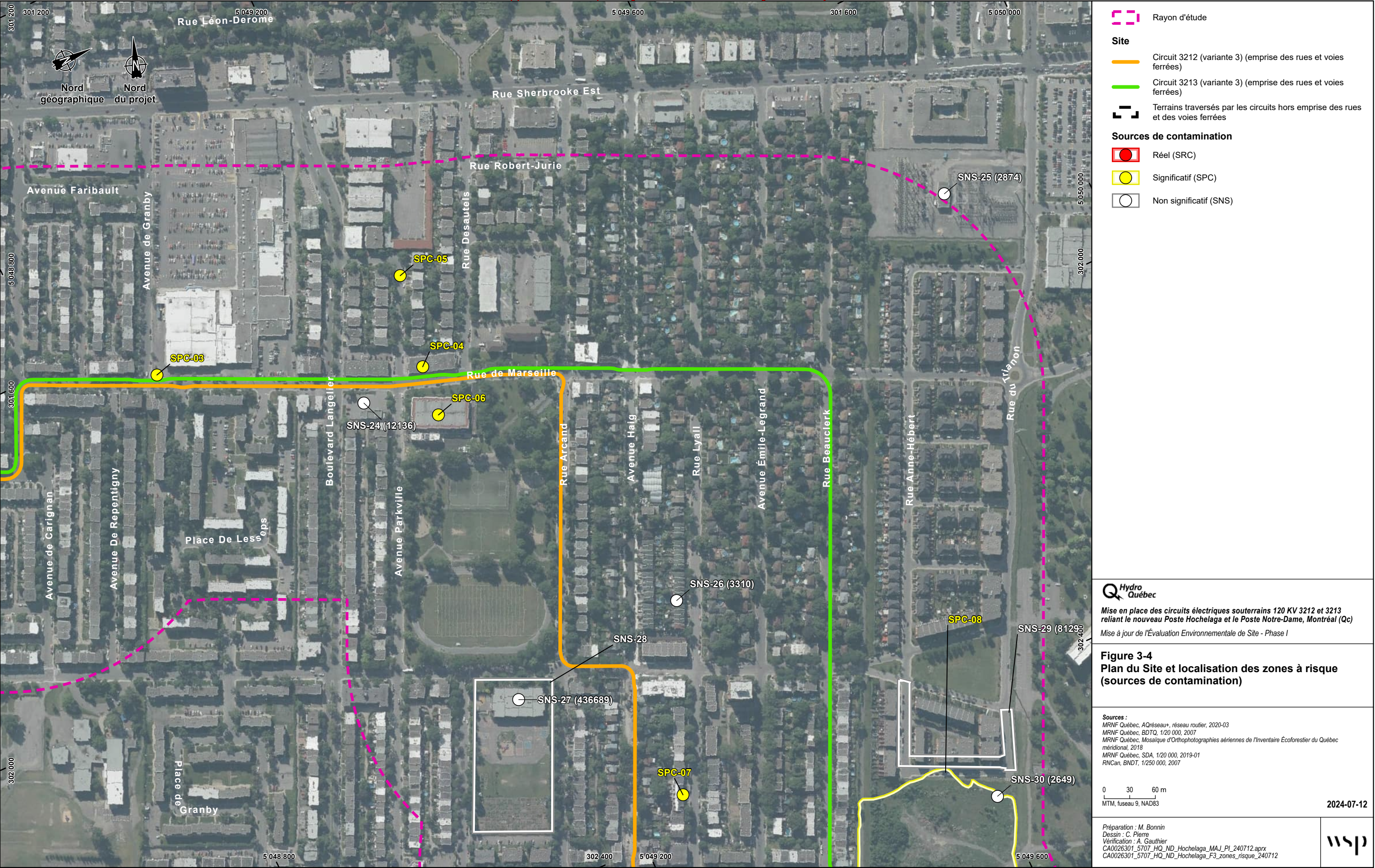


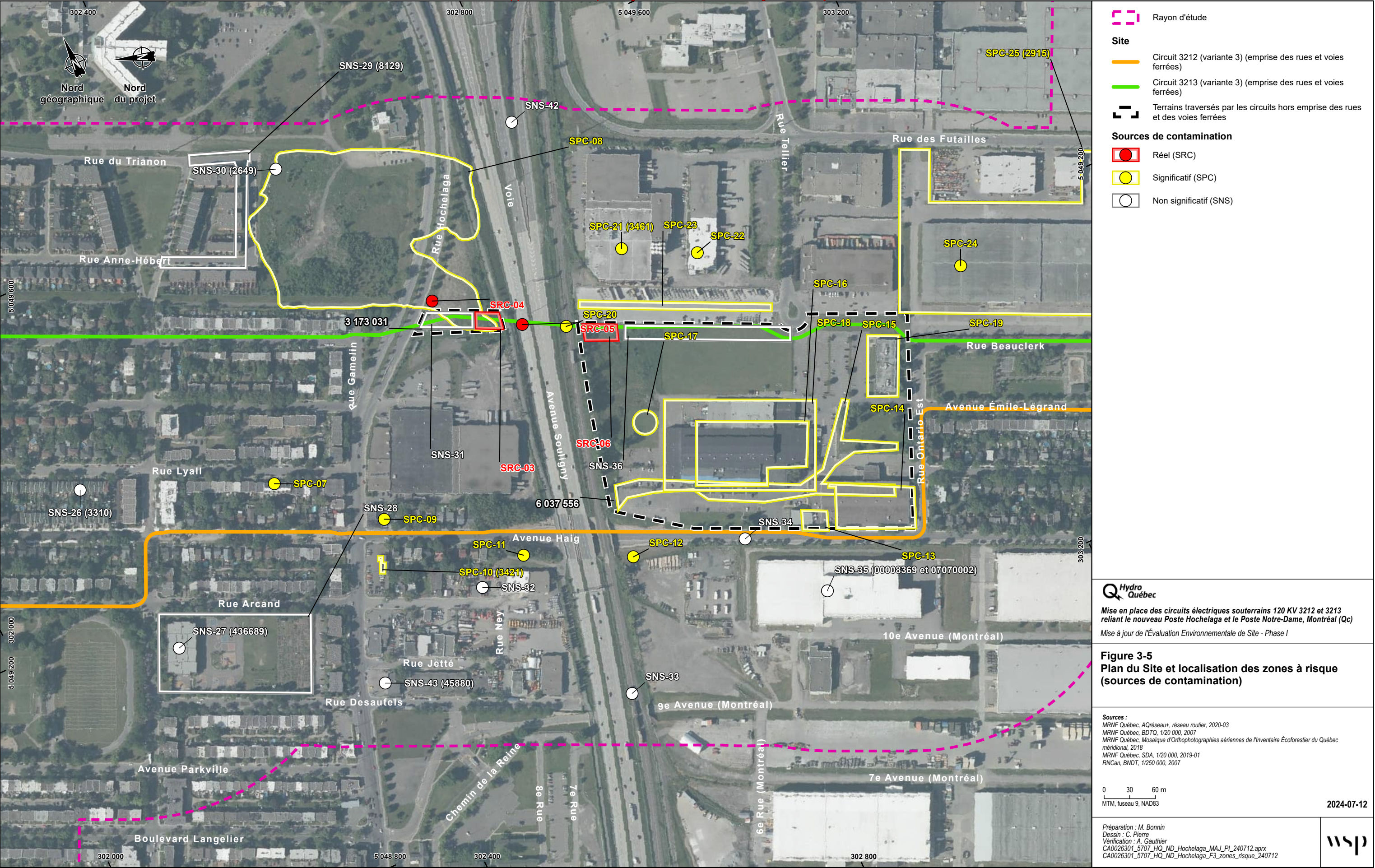


La précision des limites et les mesures montrées sur ce document ne doivent pas servir à des fins d'ingénierie ou de délimitation foncière. Aucune analyse foncière n'a été effectuée par un arpenteur-géomètre.

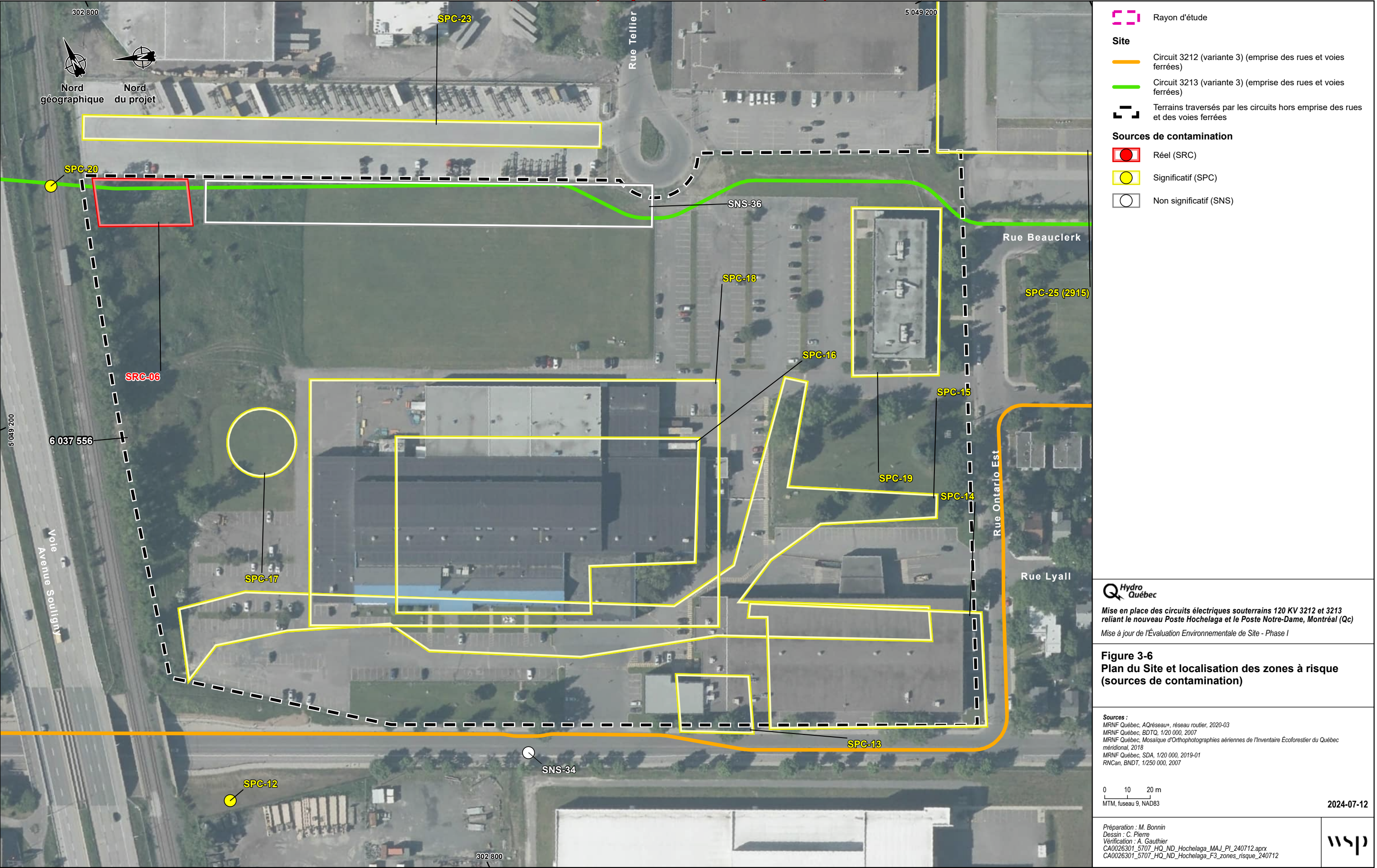


La précision des limites et les mesures montrées sur ce document ne doivent pas servir à des fins d'ingénierie ou de délimitation foncière. Aucune analyse foncière n'a été effectuée par un arpenteur-géomètre.

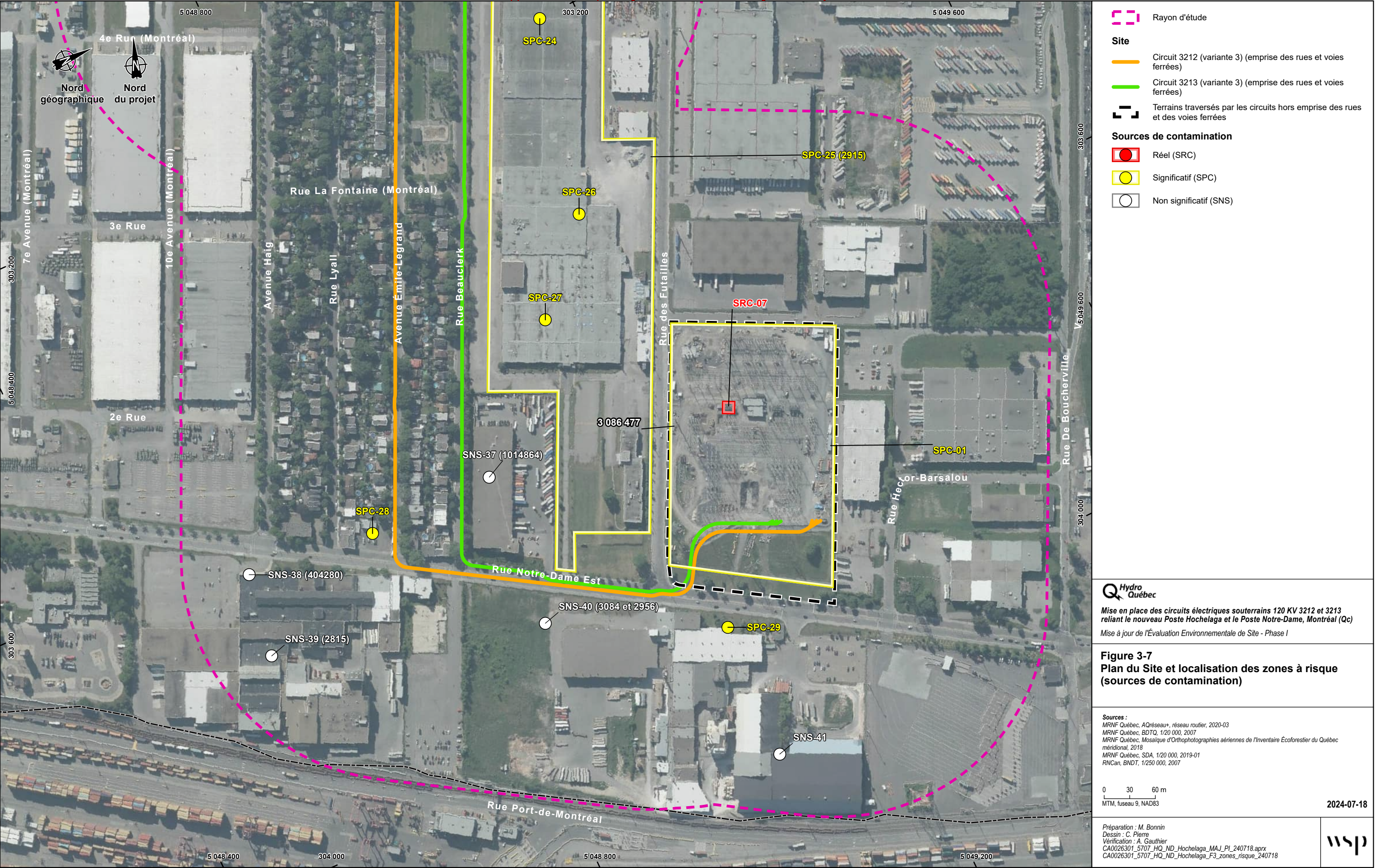




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ANNEXE

3



PHOTOGRAPHIES DU TERRAIN ET DES ENVIRONS



RAPPORT PHOTOGRAPHIQUE



PHOTO 1 Accès au lot 6 573 742 situé au
5440 avenue Pierre-De-Coubertin



PHOTO 3 Vue de la voie ferrée située sur le
terrain adjacent qui longe la limite ouest du lot
6 573 742



PHOTO 2 Vue du lot 6 573 742 depuis le nord du
terrain



PHOTO 4 Vue des vestiges de l'ancien bâtiment
qui se trouvait sur le lot 6 573 742

RAPPORT PHOTOGRAPHIQUE



PHOTO 5 Secteur du tracé du circuit 3213 sur le lot 6 573 742



PHOTO 7 Génératrice observée sur le terrain adjacent au nord du lot 6 573 742



PHOTO 6 Secteur du tracé du circuit 3213 sur le lot 6 573 742 (suite)



PHOTO 8 Avenue Pierre-De-Coubertin au nord du lot 6 573 742



PHOTO 9 Vue de la portion nord du lot 6 573 741



PHOTO 11 Vue du boulevard de l'Assomption



PHOTO 10 Vue de l'intersection de l'avenue Pierre-De-Coubertin et du boulevard de l'Assomption



PHOTO 12 Vue de la rue de Marseille depuis l'intersection avec le boulevard de l'Assomption

RAPPORT PHOTOGRAPHIQUE

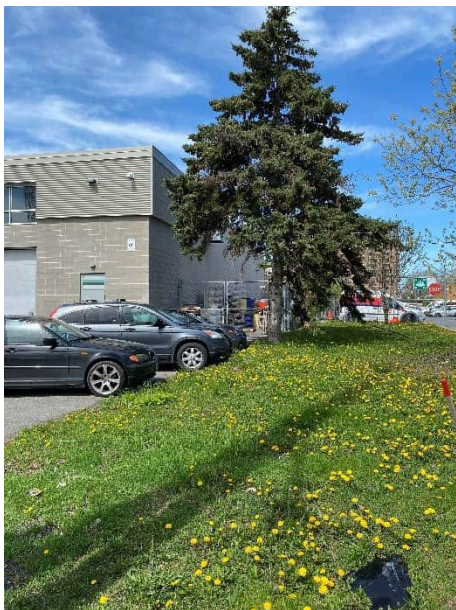


PHOTO 13 Entreposage de barils observé au 5505, rue de Marseille



PHOTO 15 Vue de la rue Carignan à l'intersection avec la rue de Marseille

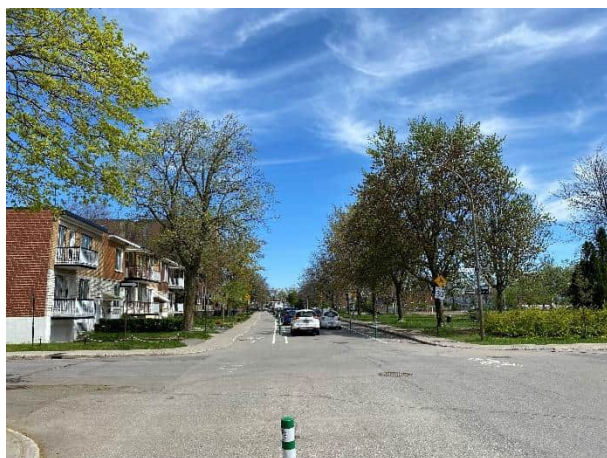


PHOTO 14 Vue de la rue de Marseille au niveau de l'intersection avec la rue du Quesne



PHOTO 16 Transformateur observé à l'intersection de la rue de Marseille et de l'avenue de Granby sur le stationnement du Walmart

RAPPORT PHOTOGRAPHIQUE



PHOTO 17 Vue de la rue de Marseille vers le sud au niveau de l'intersection avec l'avenue Parkville



PHOTO 19 Vue de la rue de Marseille à l'intersection avec la rue Beauclerk



PHOTO 18 Nettoyeur à sec observé au 6715, rue de Marseille



PHOTO 20 Vue de la rue Arcand en direction sud

RAPPORT PHOTOGRAPHIQUE



PHOTO 21 Intersection de la rue Beauclerk avec la rue Gamelin



PHOTO 23 Vue en premier plan de l'avenue Souigny dans le secteur du tracé et en arrière-plan sur le lot 3 173 031



PHOTO 22 Vue de l'intersection de la rue Beauclerk et Hochelaga vers le nord



PHOTO 24 Garage mécanique en activité observé au 6880, rue Hochelaga

RAPPORT PHOTOGRAPHIQUE



PHOTO 25 Vue de l'avenue Émile Legrand en direction sud au niveau du parc Beauclerk



PHOTO 27 Secteur de l'emprise du tracé au niveau du 7025, Ontario Est



PHOTO 26 Ancien garage mécanique situé au 6977, Notre-Dame Est



PHOTO 28 Vue vers l'ouest de la rue Notre-Dame au niveau du 7055, Notre-Dame Est

RAPPORT PHOTOGRAPHIQUE



PHOTO 29 Compagnie CGC Montréal située au sud du lot 3 086 477



PHOTO 31 Poste électrique Notre-Dame situé au 1505, rue des Futailles



PHOTO 30 Rue Notre-Dame Est vue vers l'est au niveau de l'intersection avec la rue des Futailles



PHOTO 32 Vue du secteur du circuit 3213 au nord de l'avenue Souigny

RAPPORT PHOTOGRAPHIQUE



PHOTO 33 Vue du secteur du circuit 3213 au sud de l'avenue Souigny



PHOTO 35 Secteur du circuit 3213 sur le lot 6 037 556



PHOTO 34 Vue du lot 6 037 556 depuis l'est du terrain

ANNEXE

4. ■ PHOTOGRAPHIES AÉRIENNES ET IMAGES SATELLITES

Annexe 4 – Photographies aériennes

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024

ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



PHOTOGRAPHED AND COMPILED BY
PHOTOGRAPHIC SURVEYS (QUEBEC) LTD.
MONTREAL, CANADA.



FLOWN APRIL 1954
SCALE: 1000' = 1"

SHEET 17

1954---17-e12000

wsp

CA0026301.5707



1954---18-e12000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1958-4972A-15-093-e12000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1958-4977-14-046-e12000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213

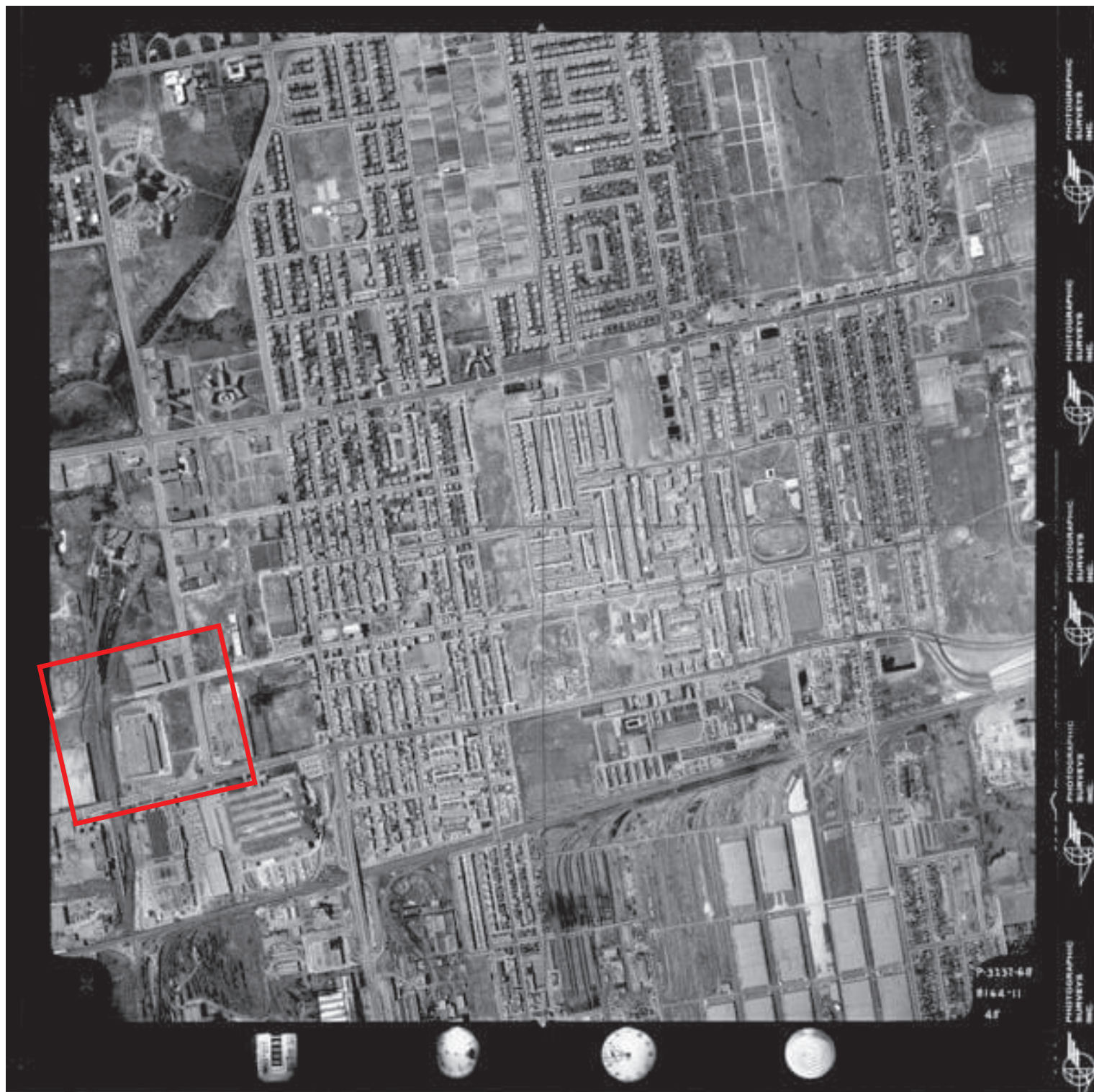


1958-4977-14-047-e12000

Annexe 4 – Photographies aériennes

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024

ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1968-8164-11-045-e12000

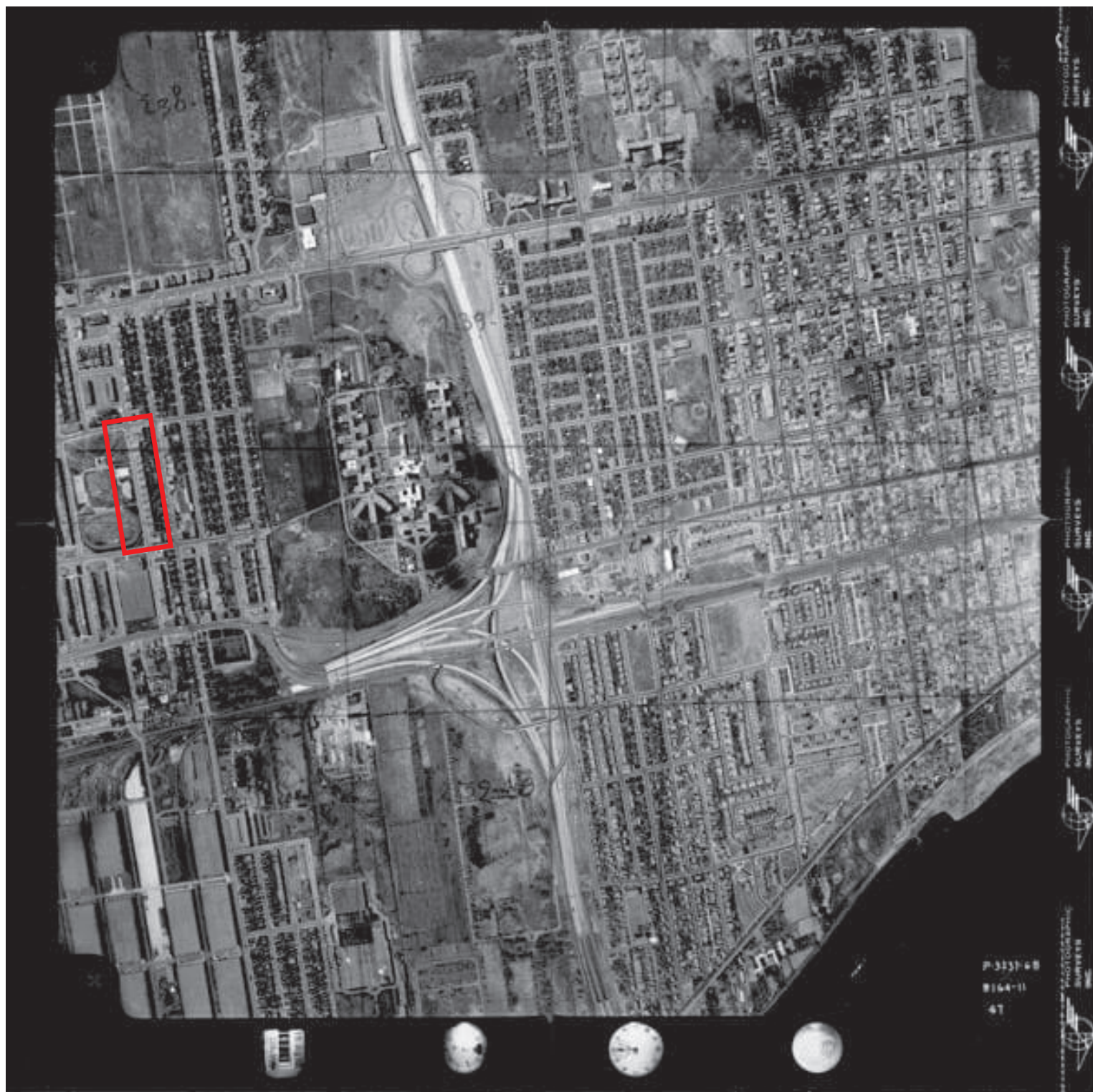
wsp

CA0026301.5707

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1968-8164-11-047-e12000

wsp

CA0026301.5707

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1968-8177-10A-070-e12000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213

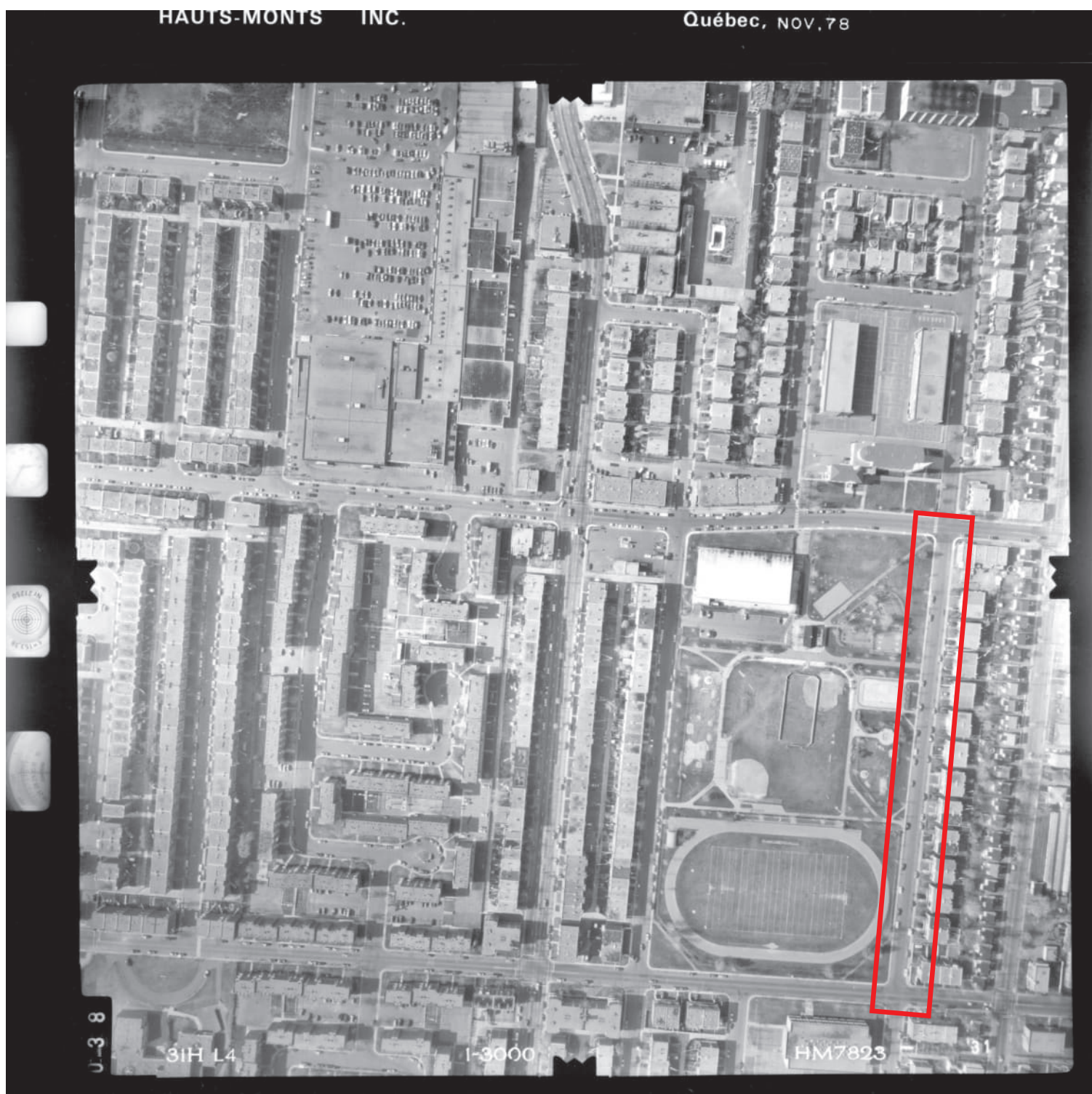


1978-HM7821-L05-188-e3000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1978-HM7823-L04-031-e3000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213

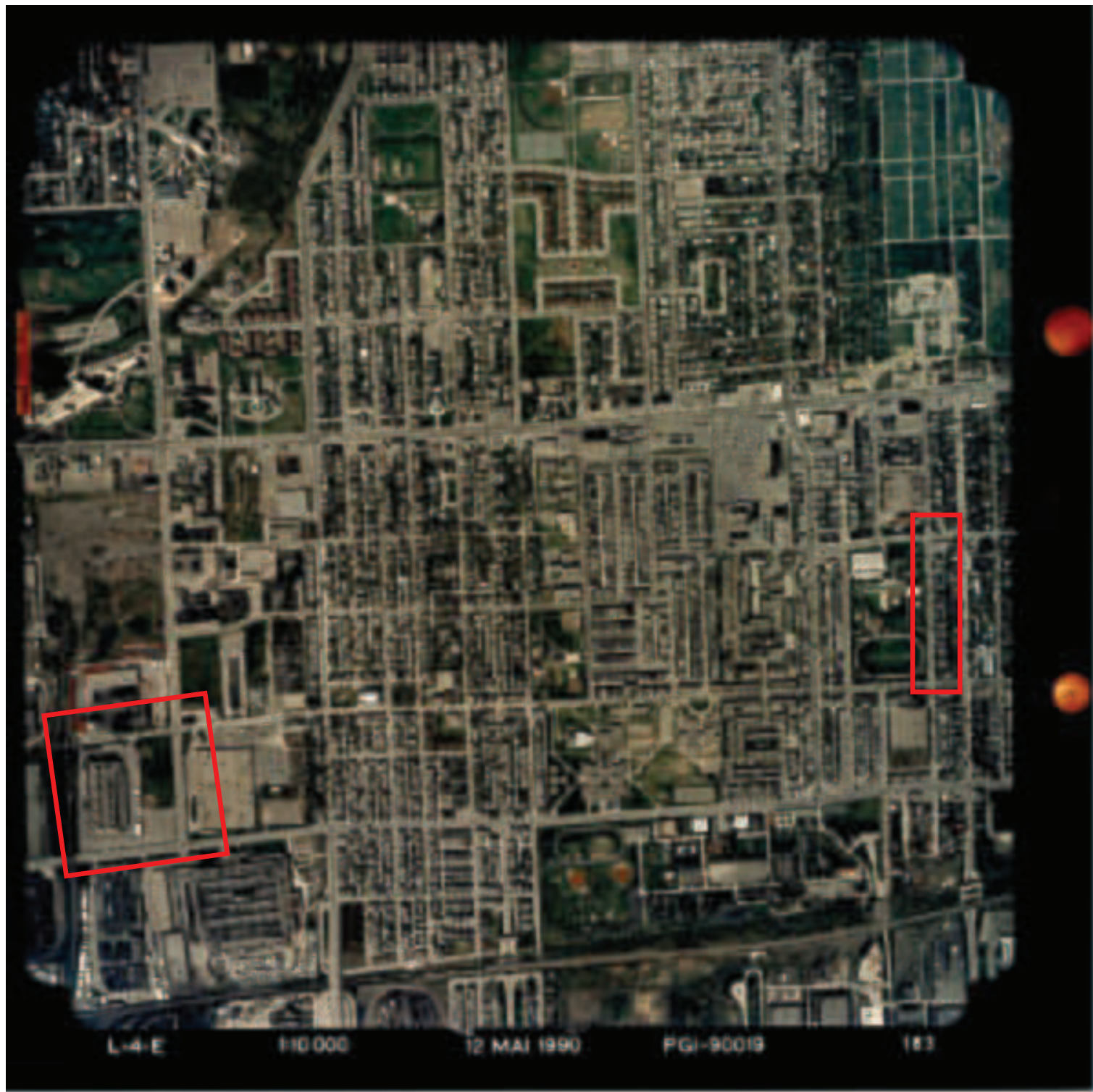


1978-HM7823-L04-033-e3000

Annexe 4 – Photographies aériennes

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ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1990-PGI90019-L4E-183-e10000

Annexe 4 – Images satellites

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024



Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame



Google Earth (2002)

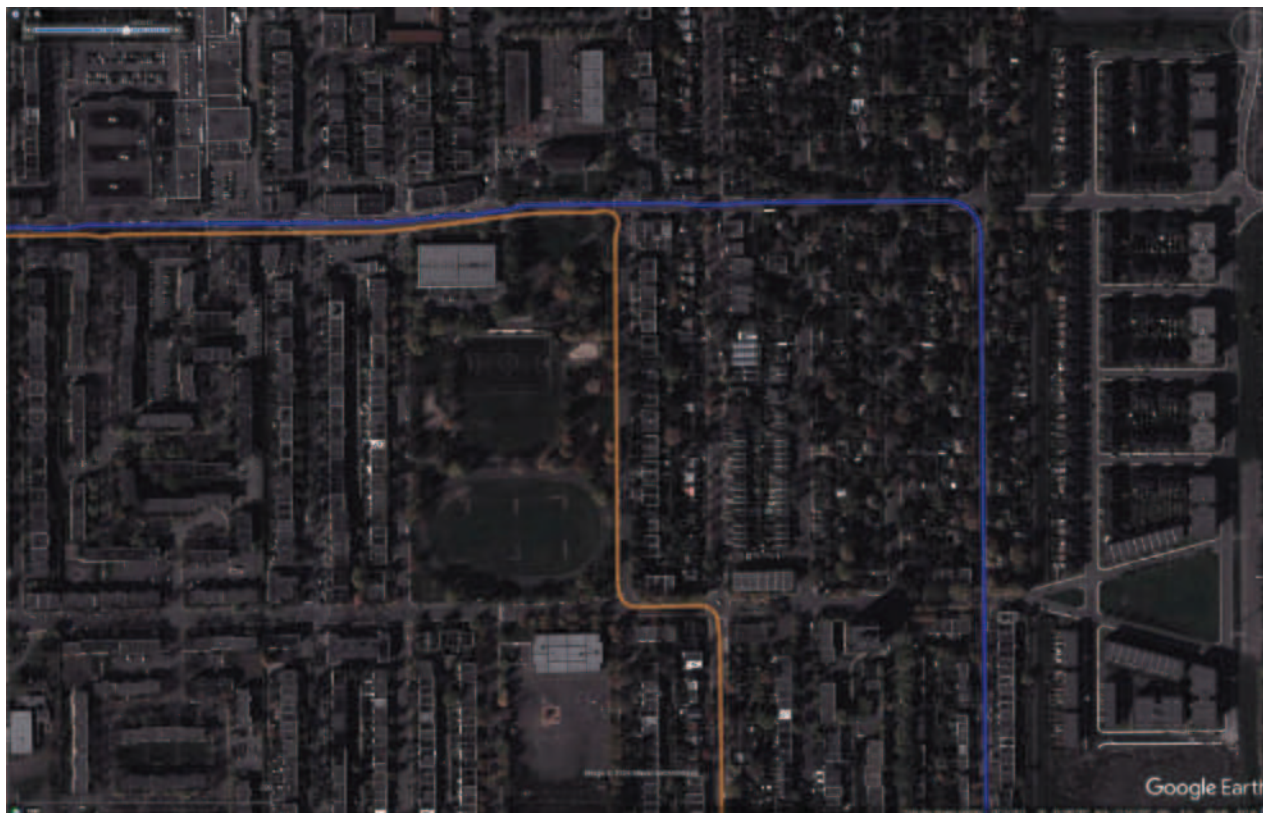
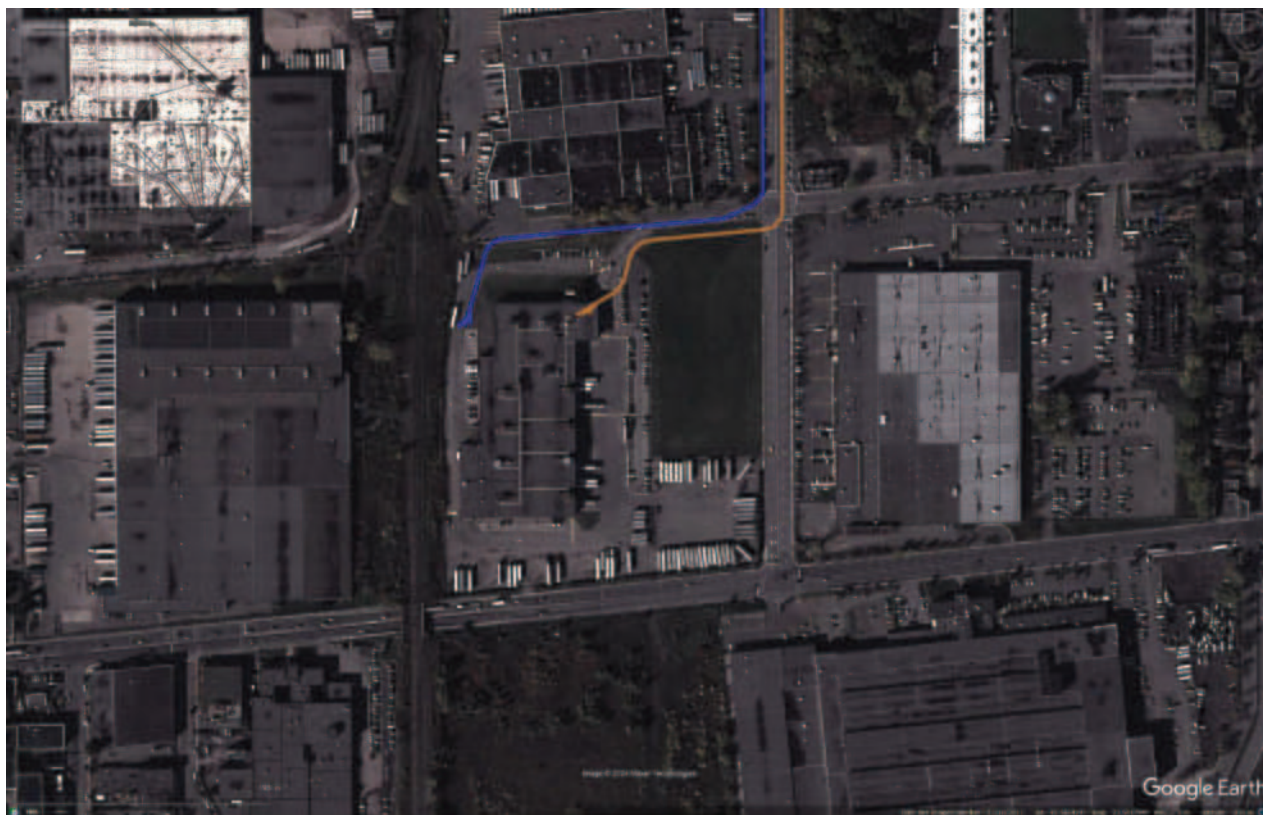
CA0026301.5707

Annexe 4 – Images satellites

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024



Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame



Google Earth (2011)

Annexe 4 – Images satellites

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Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv
projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame



Google Earth (2016)

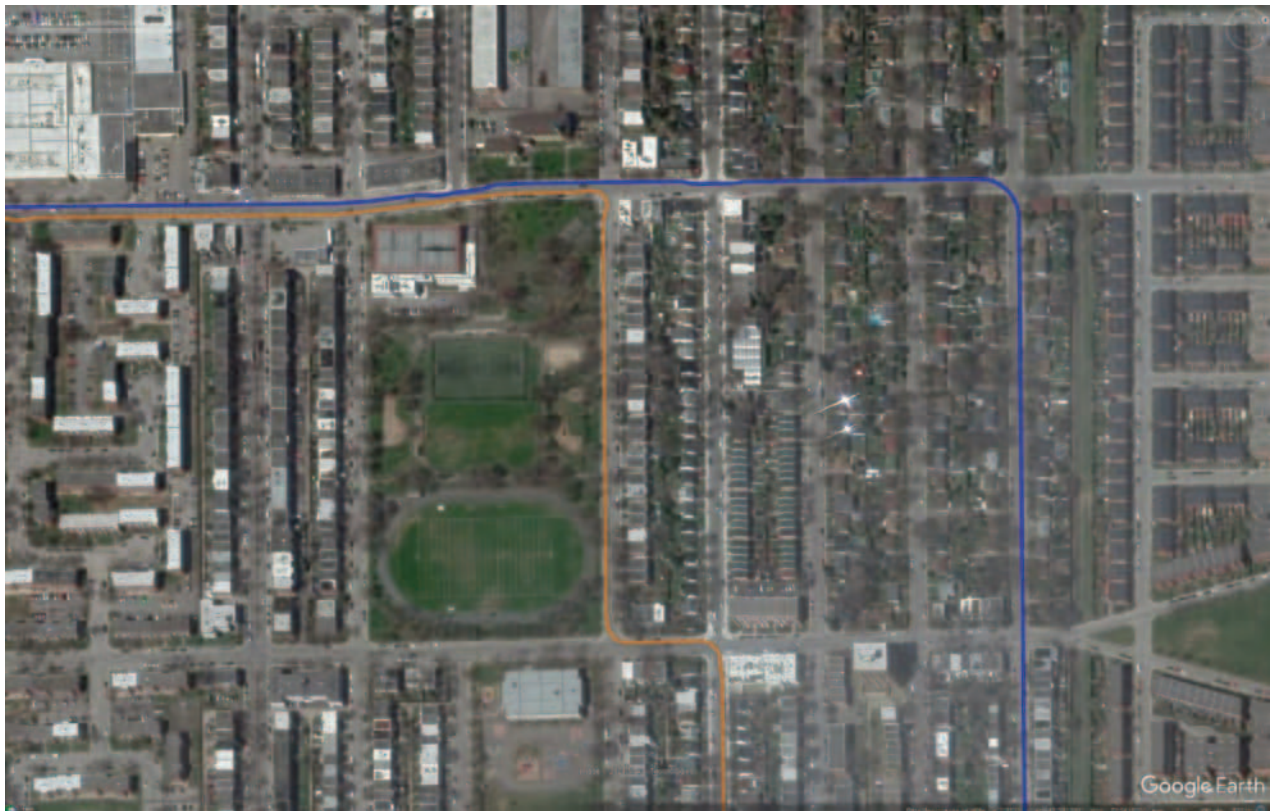
CA0026301.5707

Annexe 4 – Images satellites

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024



Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv
projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame



Google Earth (2019)

CA0026301.5707

Annexe 4 – Images satellites

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Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv
projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame

Secteur 1



Google Earth (2020)



Google Earth (2024)

CA0026301.5707

Secteur 2



Google Earth (2020)



Google Earth (2024)

Annexe 4 – Images satellites

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024

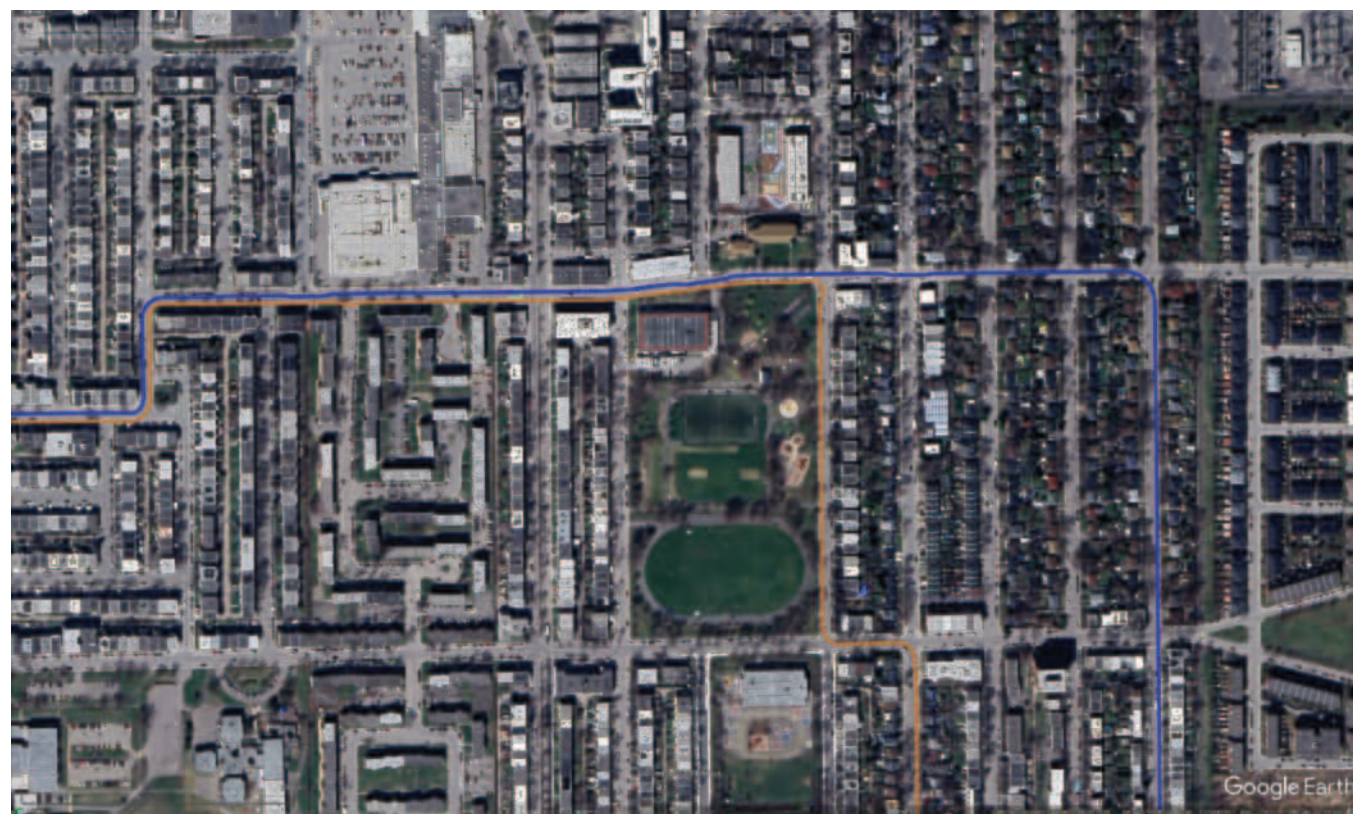


Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv
projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame

Secteur 3



Google Earth (2020)



Google Earth (2024)

CA0026301.5707

Annexe 4 – Images satellites

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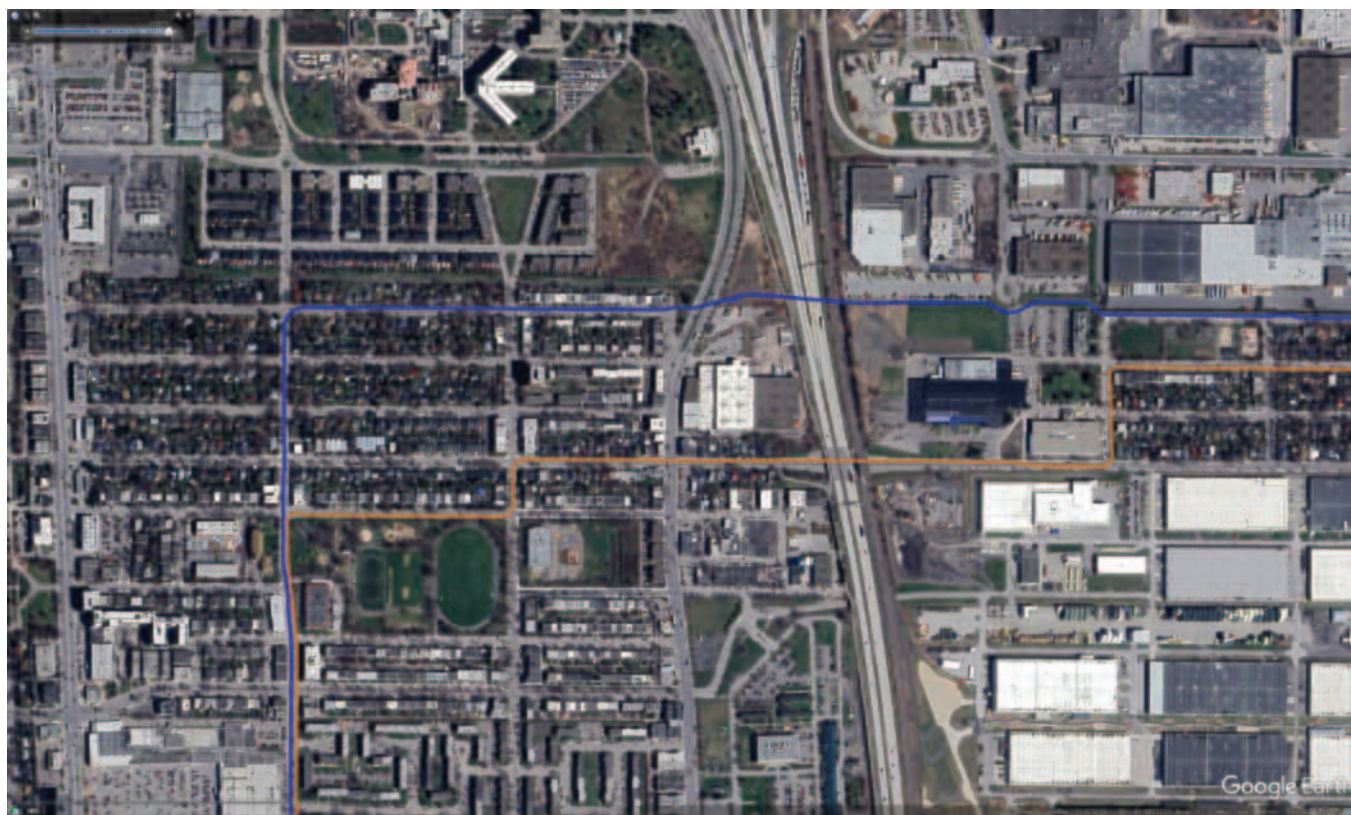


Mise à jour de l'ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv
projetés 3212 et 3213 entre le nouveau Poste Hochelaga et le Poste Notre-Dame

Secteur 4



Google Earth (2020)



Google Earth (2024)

CA0026301.5707

Secteur5



Google Earth (2020)



Google Earth (2024)

ANNEXE

5.



PLANS HISTORIQUES DU TERRAIN

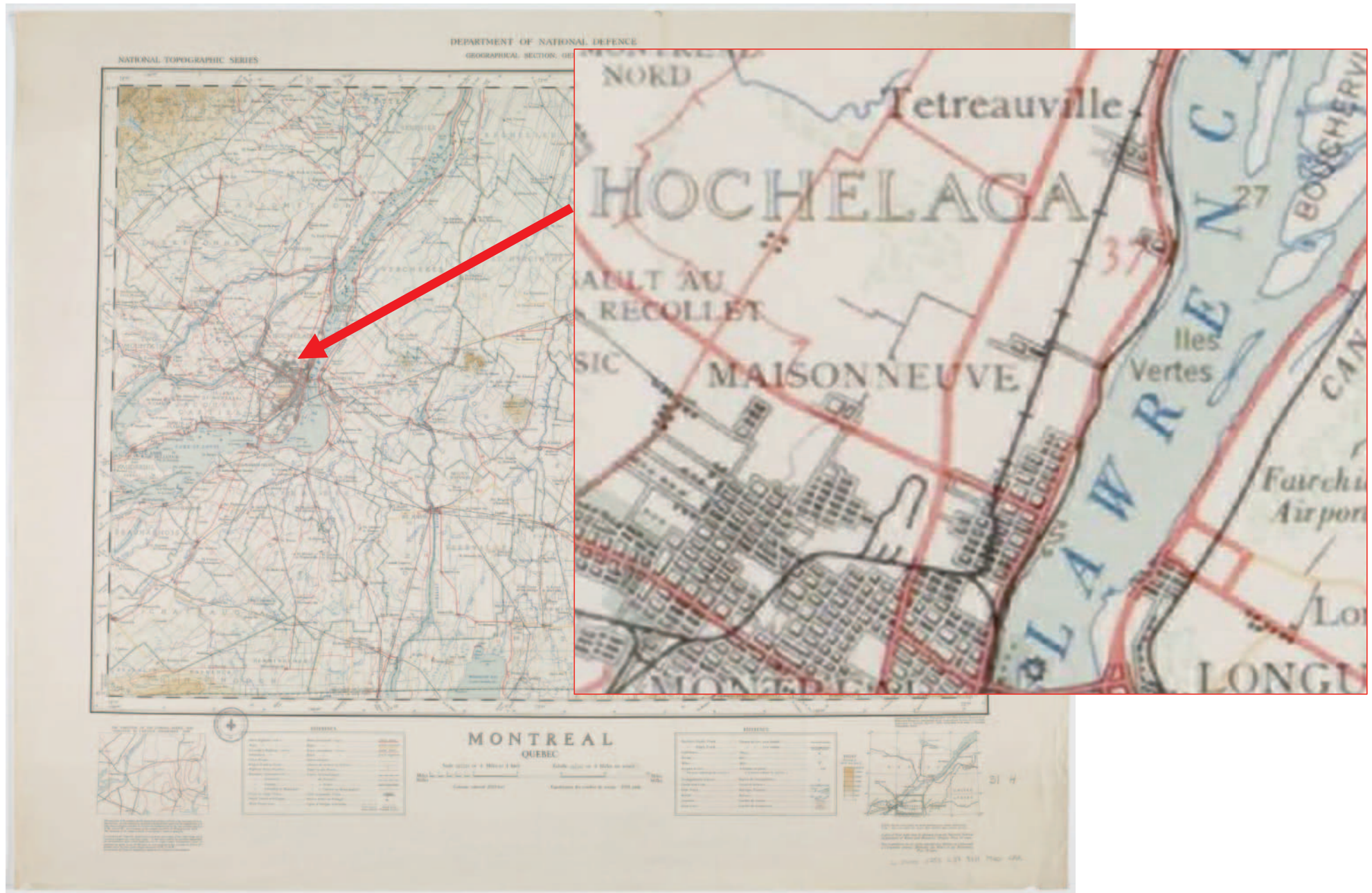


ANNEXE

5-1 *CARTES TOPOGRAPHIQUES*

Annexe 5-1 – Cartes topographiques

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024
Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213

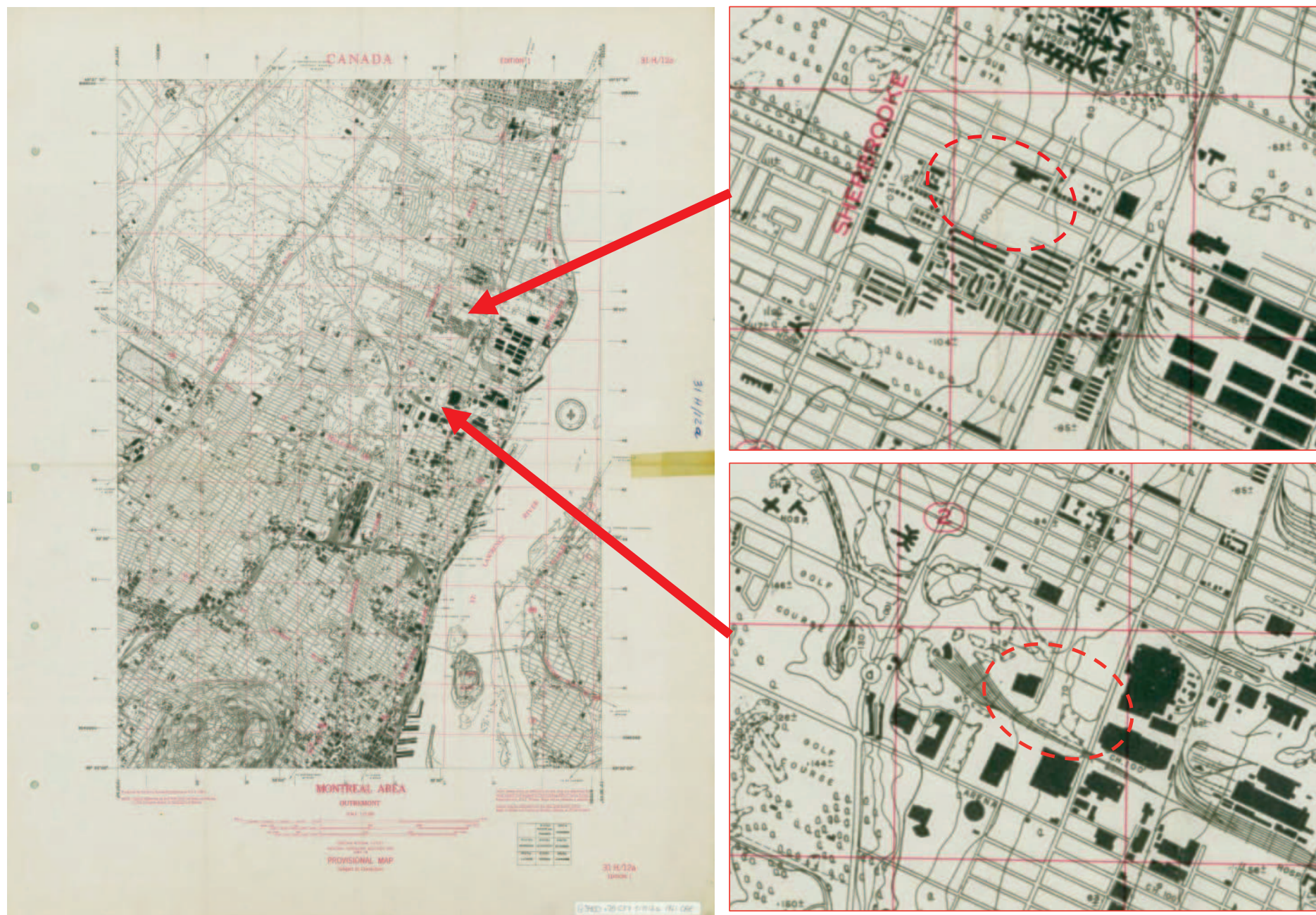


1940_31-H Montréal 2670072

Annexe 5-1 – Cartes topographiques

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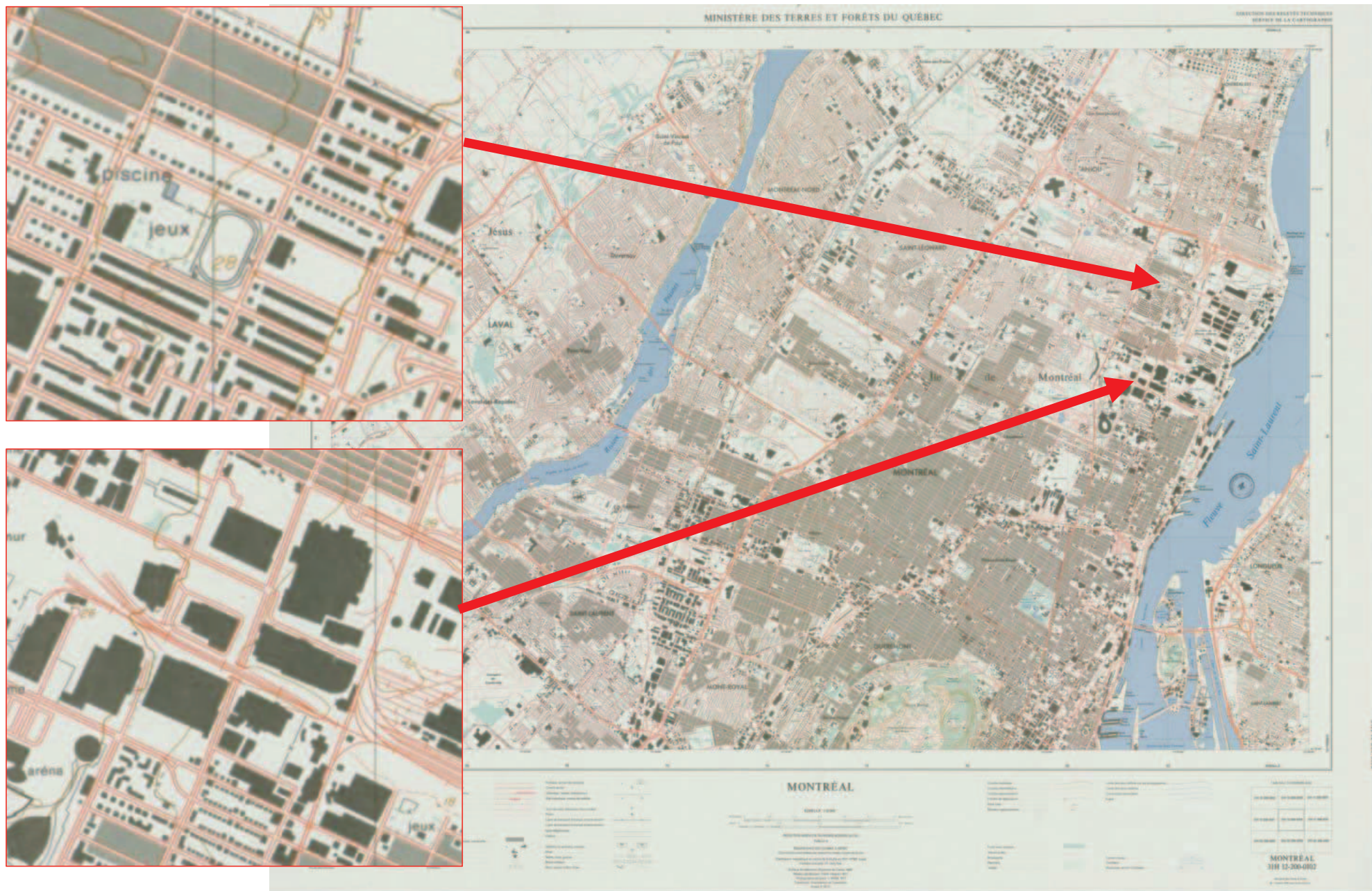
Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



1961_31-H-12-a_Outremont

Annexe 5-1 – Cartes topographiques

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Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213

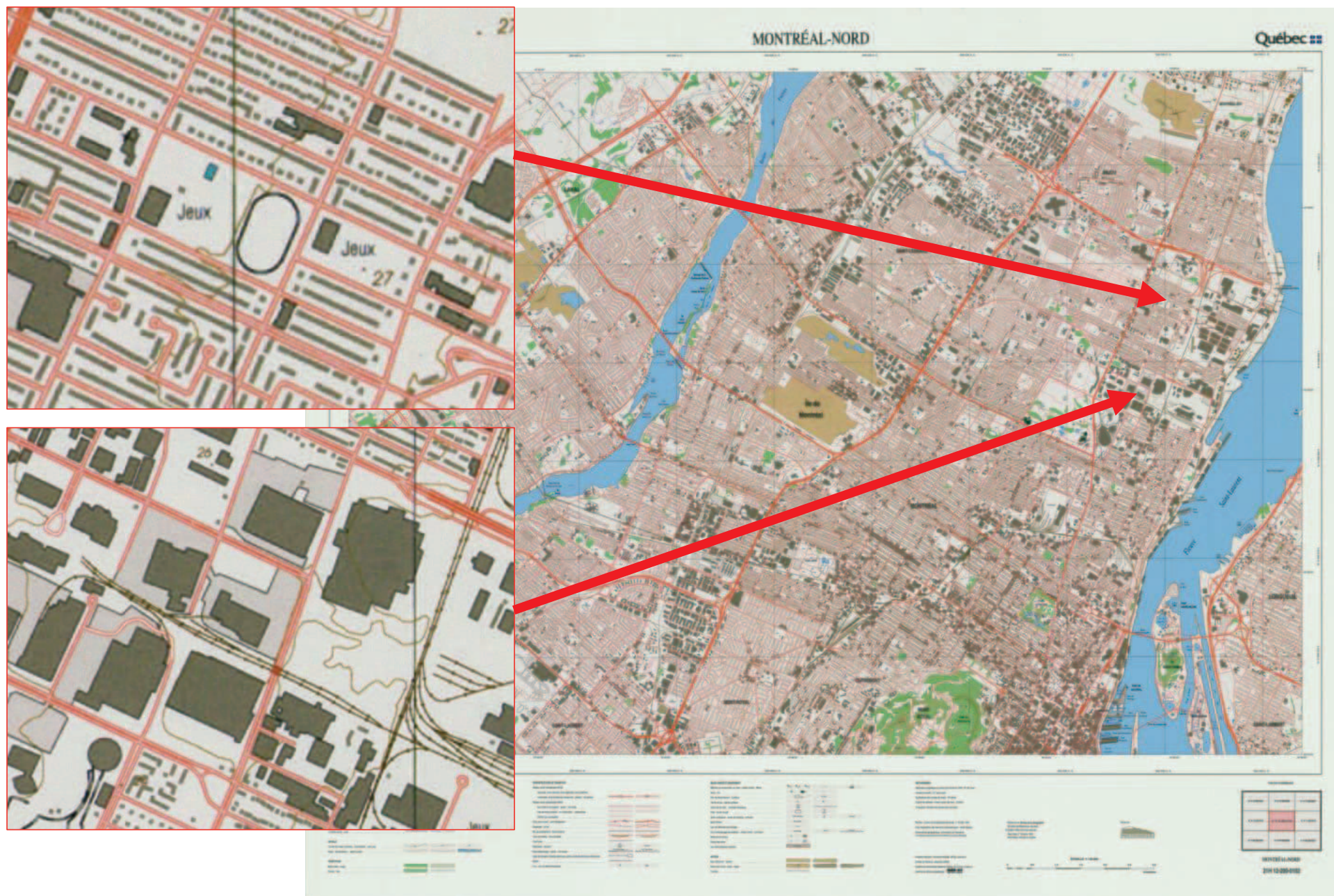


Montréal-Nord 31-H-12-200-0102 (1978)

Annexe 5-1 – Cartes topographiques

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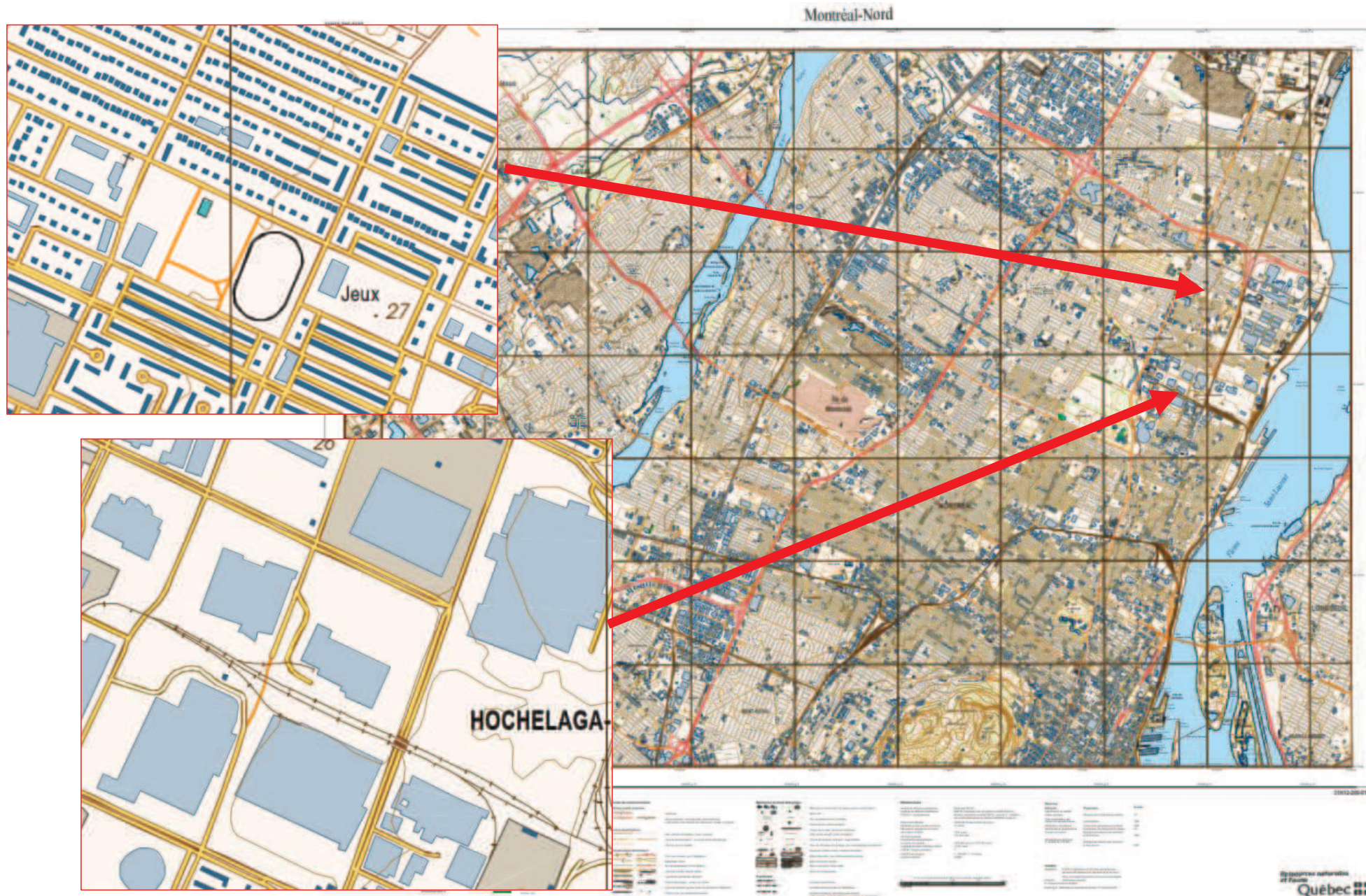
Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



Montréal-Nord 31-H-12-200-0102 (1998)

Annexe 5-1 – Cartes topographiques

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Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



31H12-200-0102 Montréal-Nord (2008)

ANNEXE

5-2 *PLANS D'UTILISATION DES SOLS*

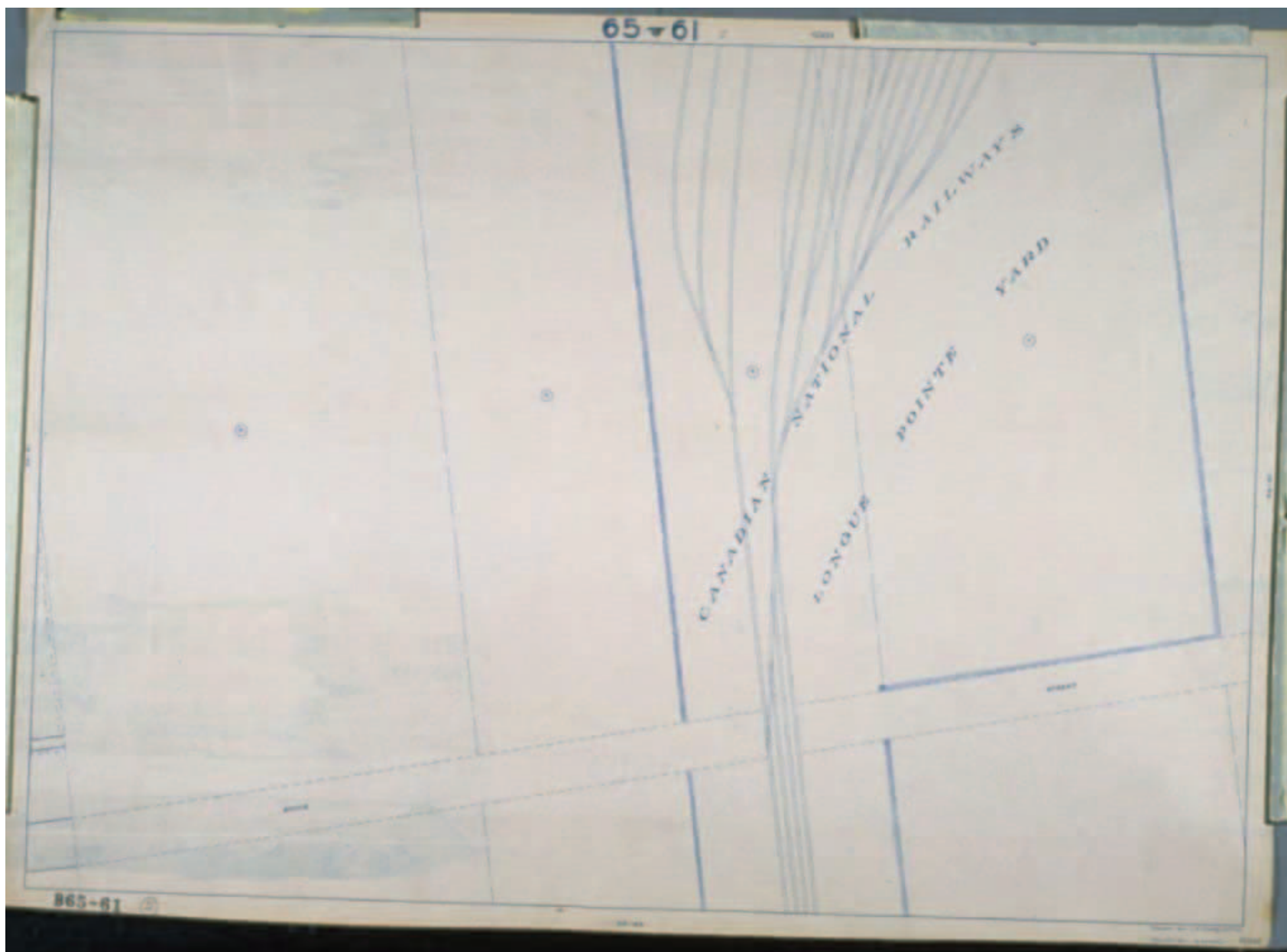
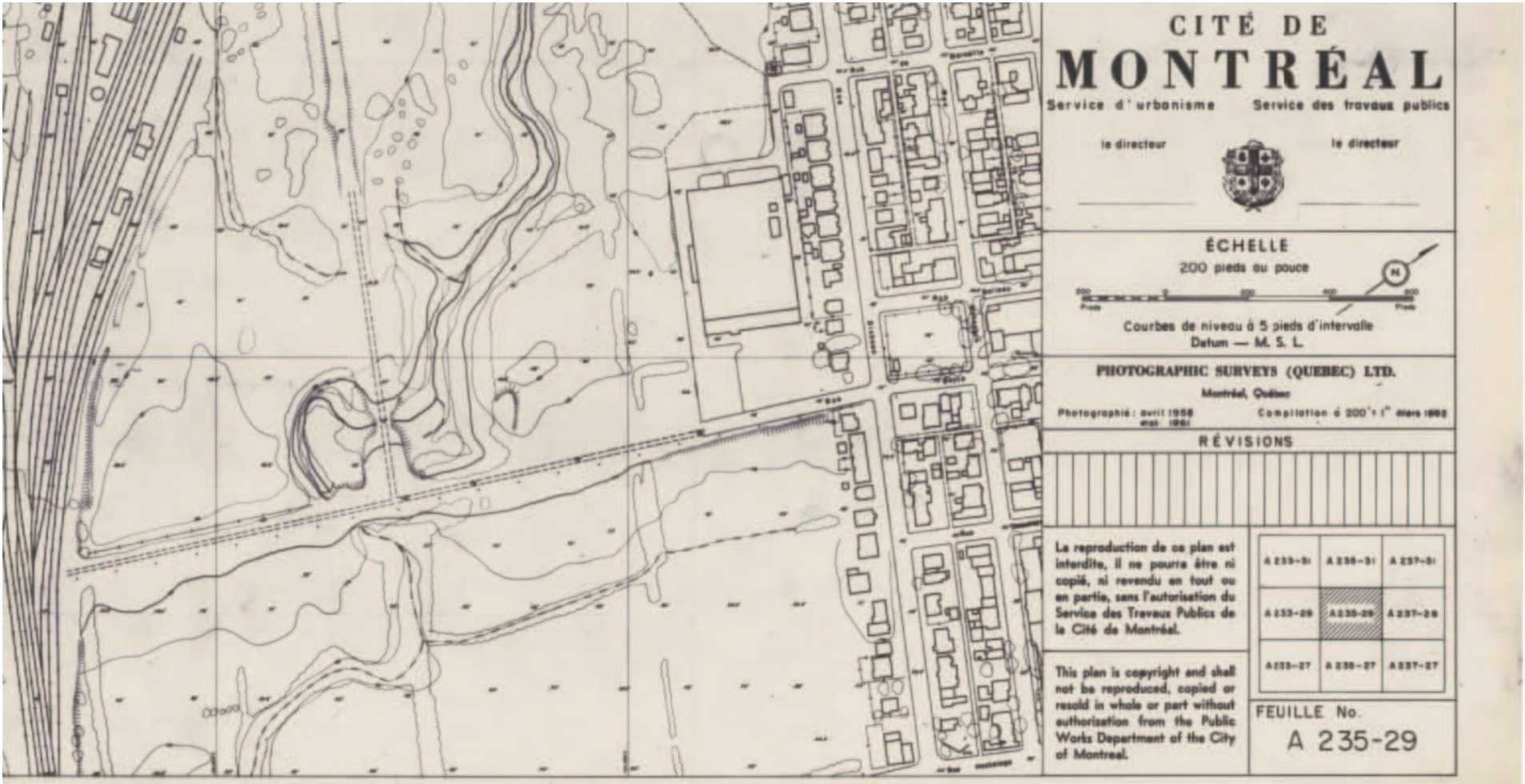


Planche 65-61 (1936)



Planche 65-62 (1936)



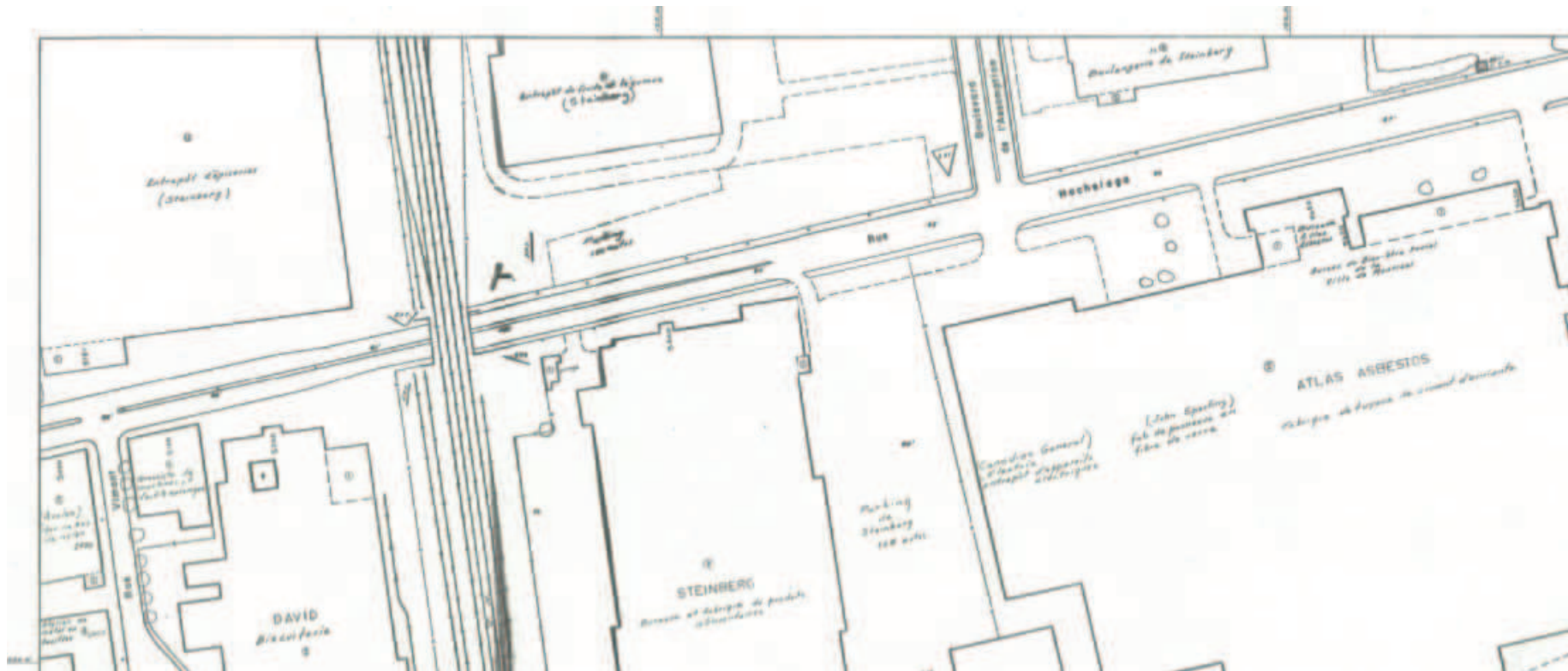
1962 - Planche 235-29



1961 - Planche 235-27



1962 - Planche 327-29



1970 - Planche 236-28



1970 - Planche 236-29



1970 - Planche 236-29



Planche 236-29 (1981-10)

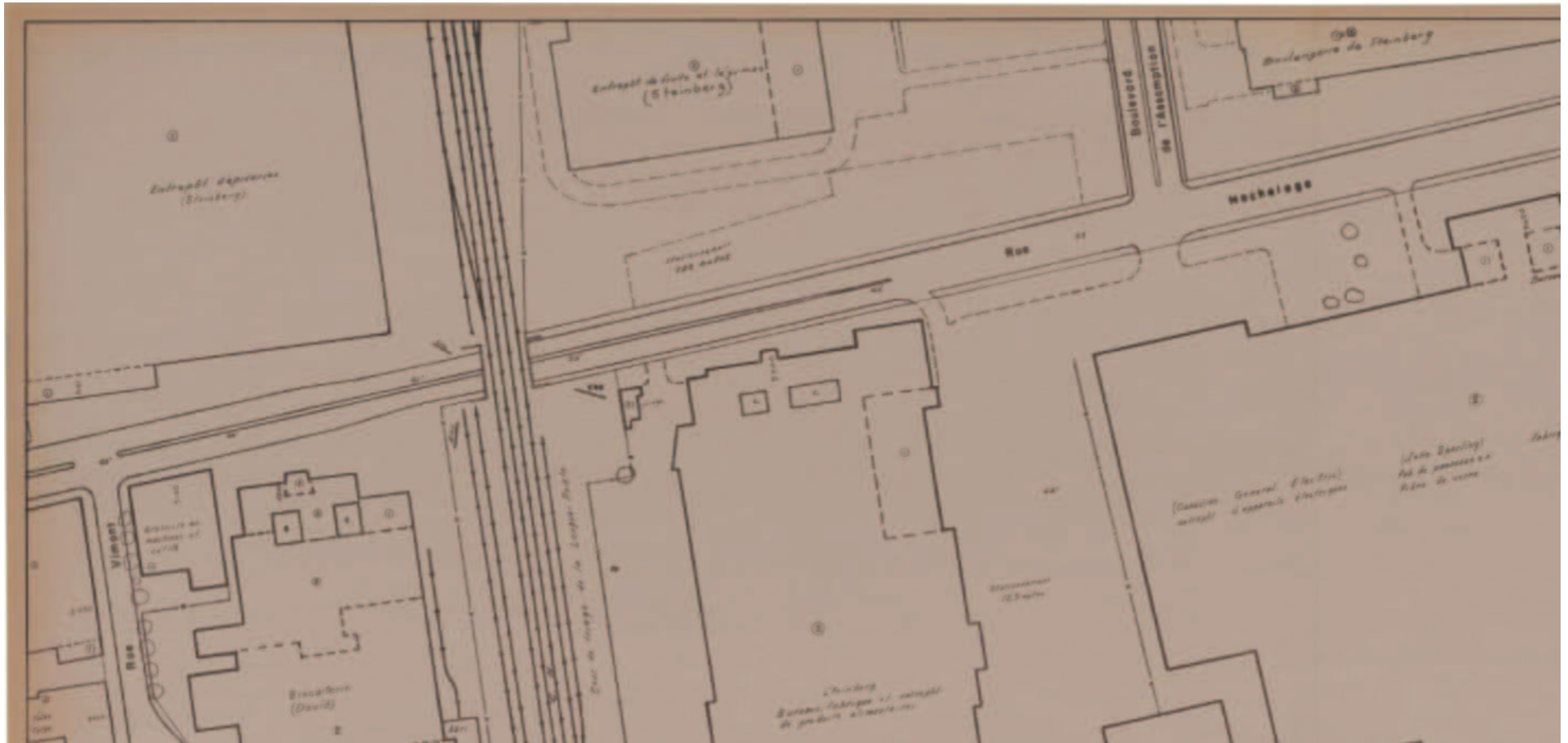


Planche 236-28 (1981-10)



Planche 238-30 (1981-10)



CA0026301.5707



Planche 236-29 (1985-04)

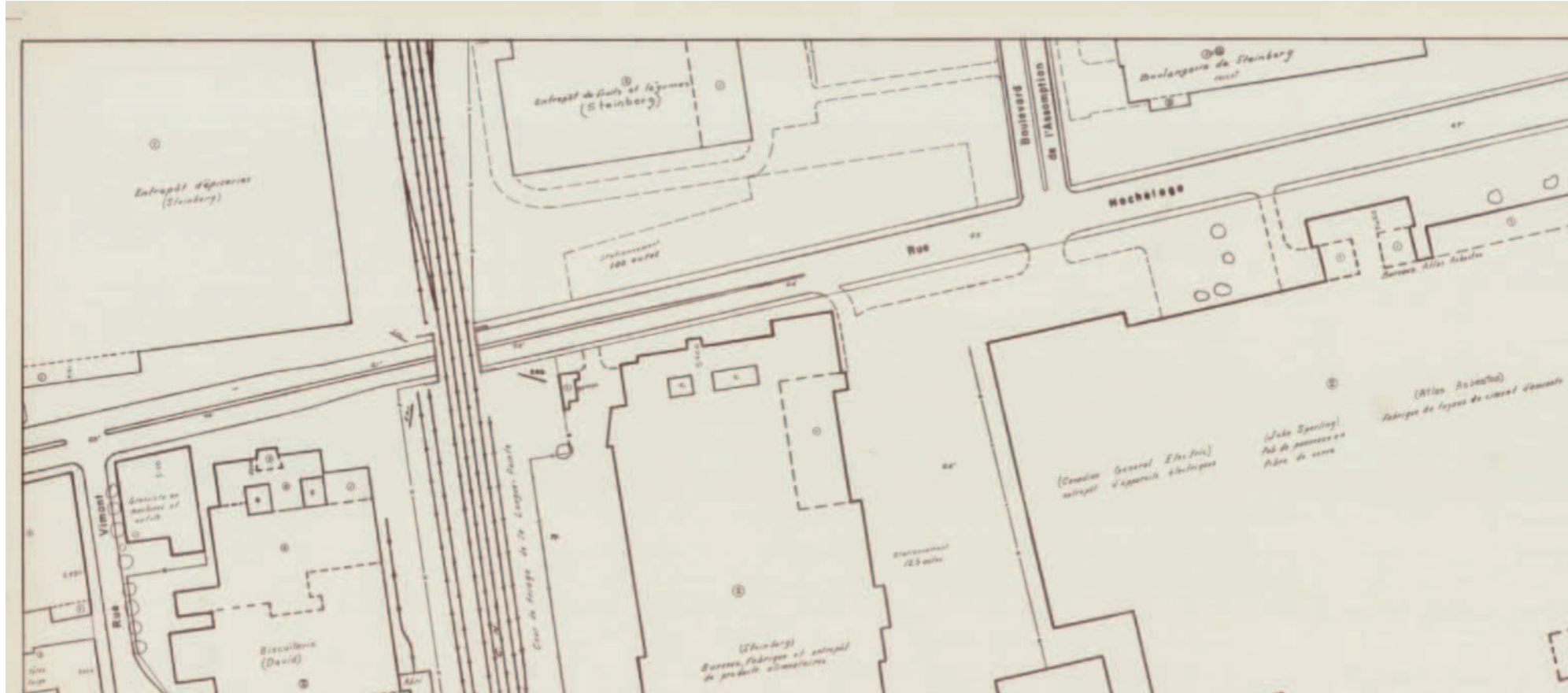


Planche 236-28 (1985-04)



Planche 238-30 (1985-05)

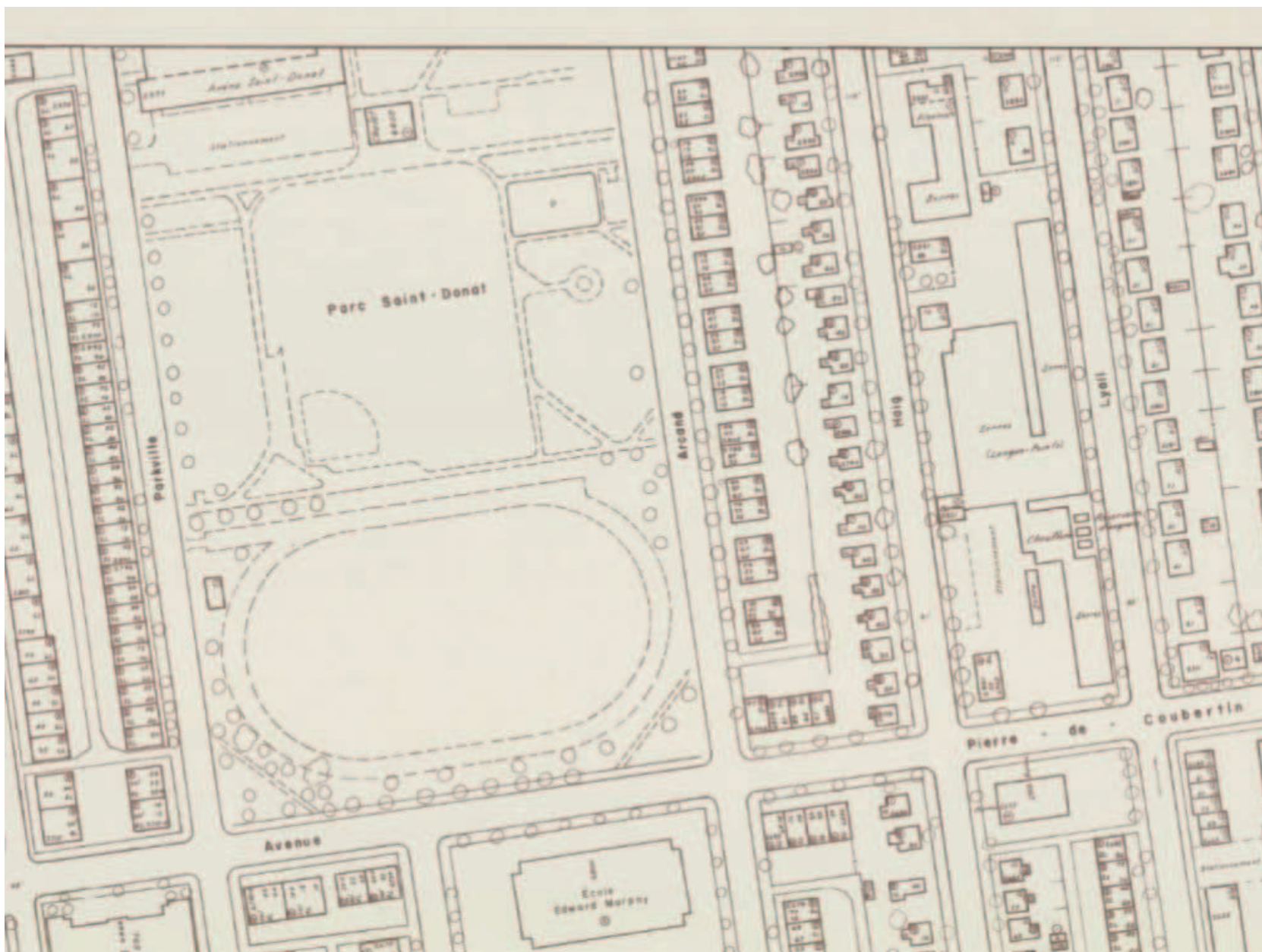


Planche 238-29 (1985-05)



Planche 236-29 (1989-11)

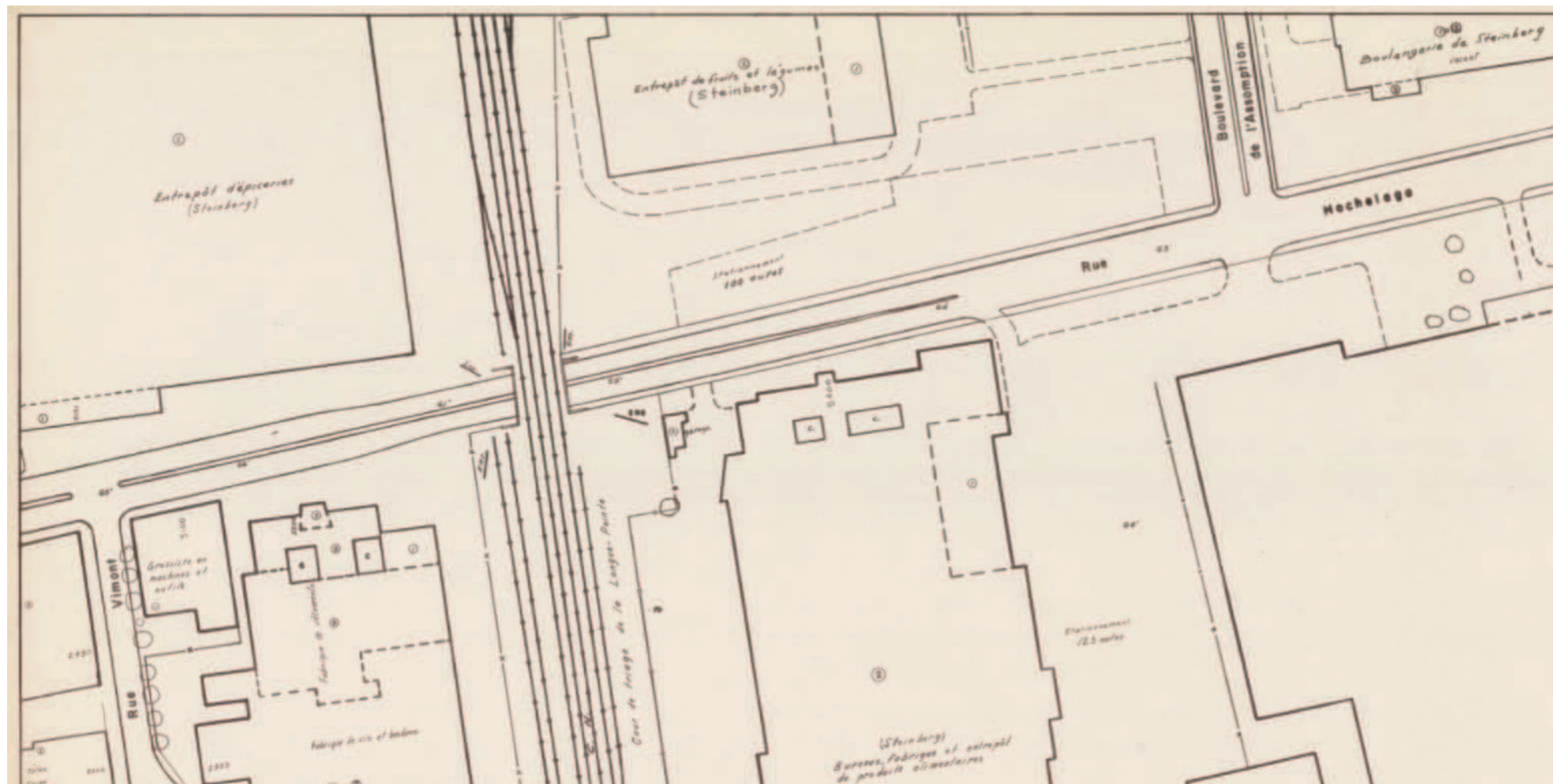


Planche 236-28 (1989-11)

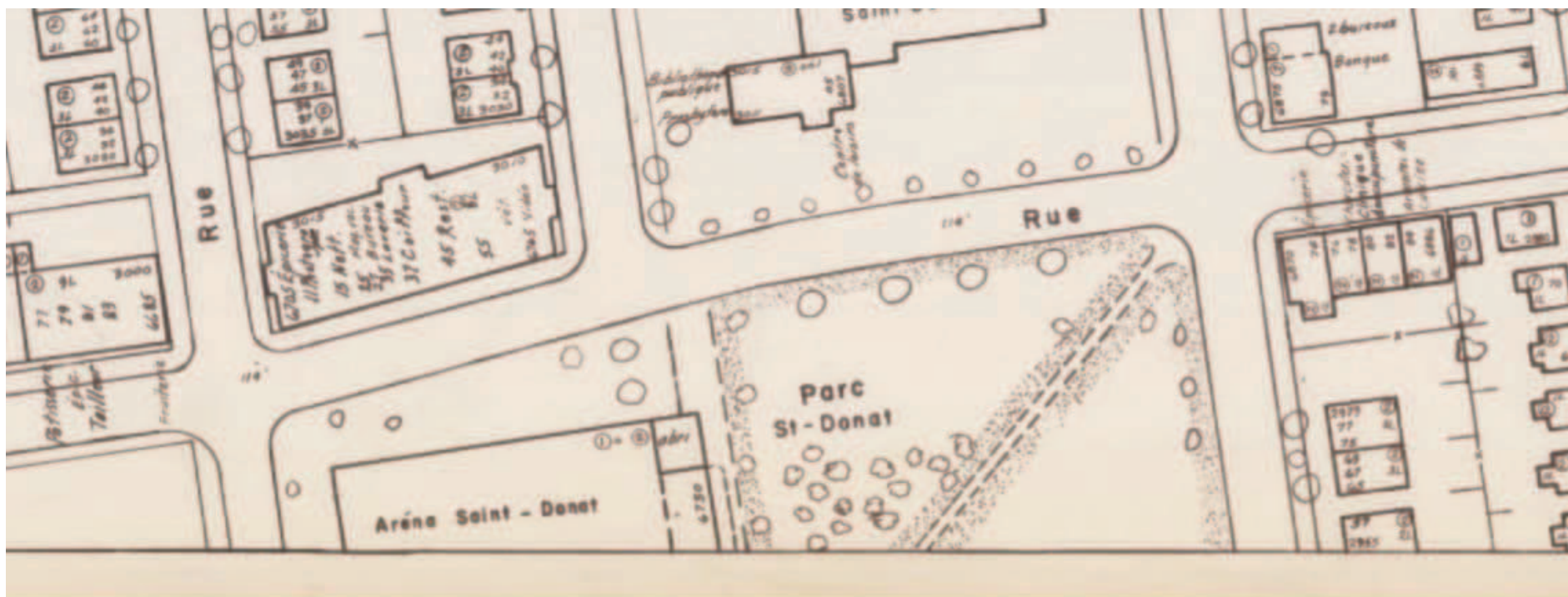


Planche 238-30 (1990-01)

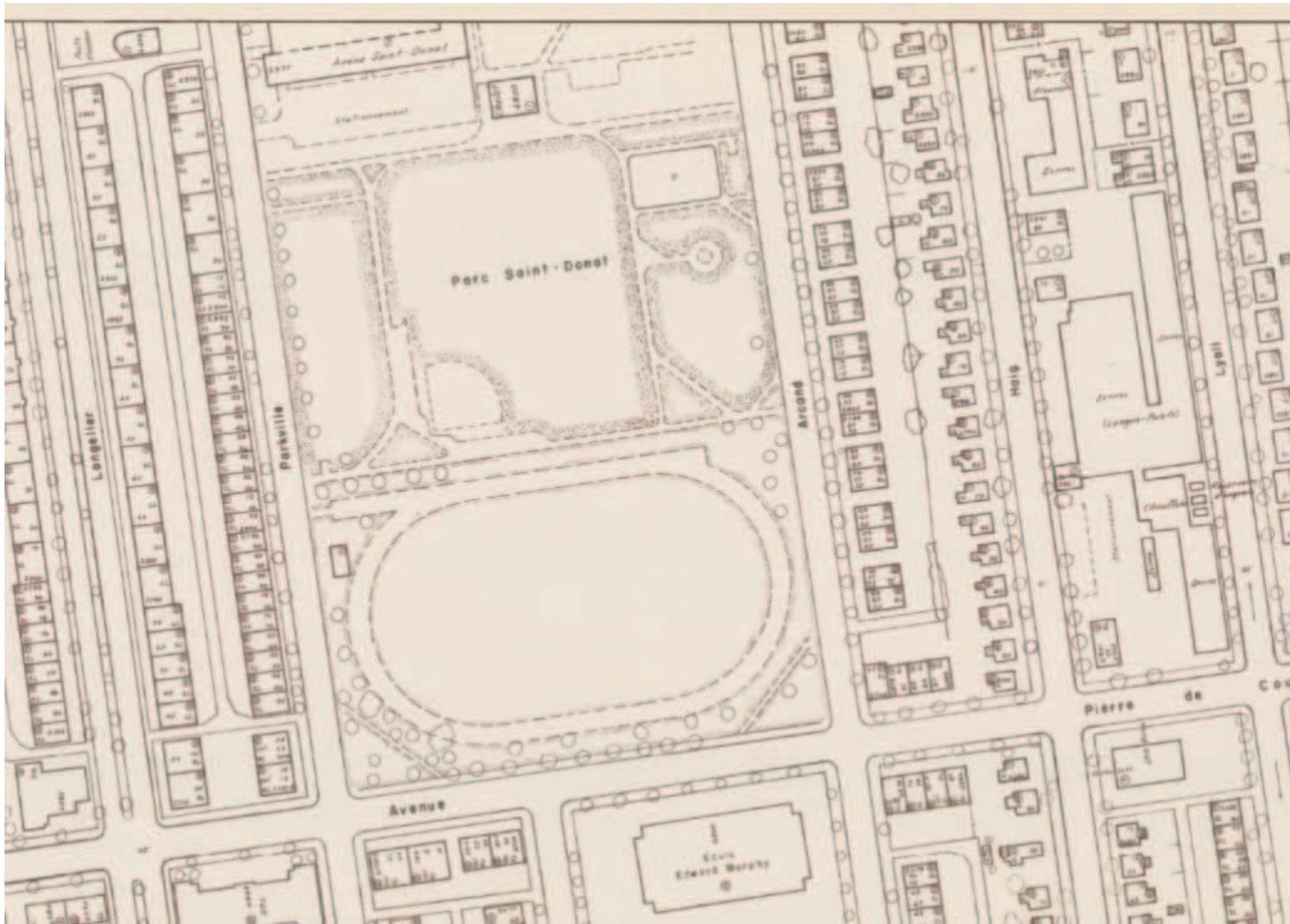


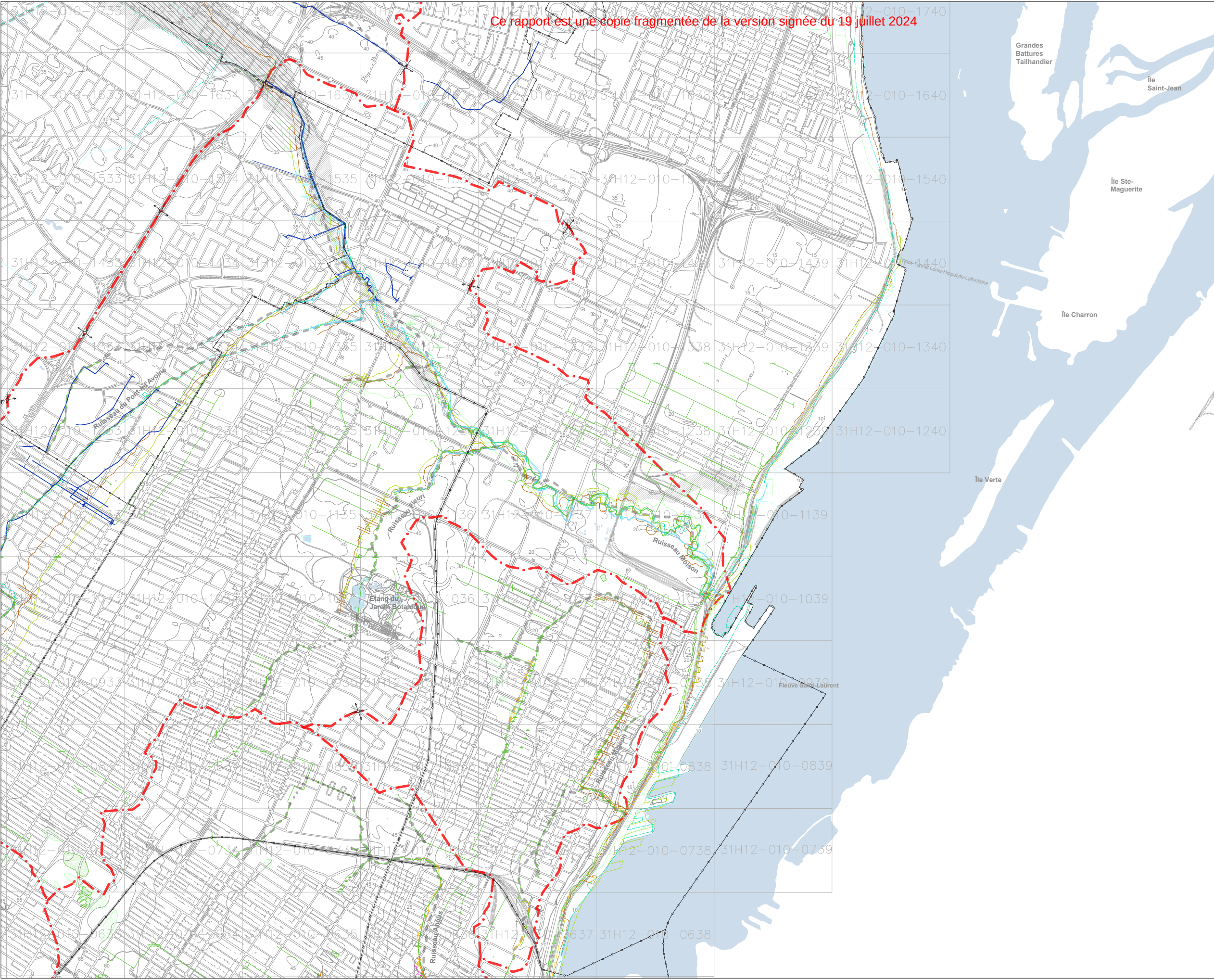
Planche 238-29 (1990-01)

ANNEXE

5-3

*ANCIENNE CARTE DES
COURS D'EAU*

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Cartographie des anciens cours d'eau, lignes de creux et des bassins versants de l'île de Montréal
Cartography of the island of Montreal's former watercourses, thalwegs, and watersheds

Recensement cartographique des anciens cours d'eau de l'île de Montréal et tracé des creux et des crêtes

*Cartographic survey of the island of Montréal's former
watercourses showing thalwegs and crest lines*

Tuile C4 - 1:10 000
Tile C4 - 1:10 000

Professeure adjointe à l'École d'architecture - Assistant professor at the school of architecture
Faculté de l'aménagement, Université de Montréal
Valérie MAHAUT

Avec la collaboration de **Pascal Busseau et Lora Casasola**
With the collaboration of Pascal Busseau and Lora Casasola

Étudiantes à la maîtrise en architecture - Master's students in architecture, Université de Montréal

Cartes historiques utilisées pour ce recensement cartographique

Historical maps used for this cartographic survey

- Chaussegros de Léry (1717)
Plan de la ville de Montréal au Canada.
Nouvelle France dans l'Amérique
Septentrionale. Archives du Canada
- Joseph Bouchette (1815)
Town of Montreal with the rocks, shoals,
sandbanks, etc. in the harbor, showing also
the fortifications, projected canal, aqueduct,
etc. BAQ
- Charles Turgeon (1822)
Plan des Basses et de la Pointe, Sources
Hospitalières du Village de
Montréal
- John Adams (1825)
Map of the city and suburbs of Montreal.
Historical map of the city of Montreal
- Sydney et Neill (1852)
Plan of Mount Royal Cemetery near
Montréal. Fonds de la Ville de Montréal
- Firme Hew Ramsay (1852)
Map of the city of Montreal showing the burnt
district. Map 1852. BAQ
- Plunkett & Brady (1873)
Plan of the City of Montreal.
BAQ
- Henry W. Hopkins (1879)
Atlas of the city and island of Montreal
including the counties of Jacques Cartier and
Montreal from actual surveys I. (Map of
the island of Montreal). BAQ
- Henry W. Hopkins (1879)
Atlas of the city and island of Montreal
including the counties of Jacques Cartier and
Montreal from actual surveys I. (Map of
the island of Montreal). BAQ
- s.s. (1890)
Plans de la distribution d'eau dans les
bassins de Montréal. Collection, Cote 35
Archieves. Archives de la Ville de Montréal
- Frank D. Adams (1904)
Map of the City of Montreal and vicinity
showing location of the Montreal report
of Frank D. Adams. PH. D - 1904. Archives
de la Ville de Montréal
- Travaux Publics (1964)
Quatre Samways. Cartographie - Université
de Montréal

- Charles E. Goad (1897)
Montréal North West Extension above.
Volume 1 of 2. BAQ
- Charles E. Goad (1907)
Montréal Island and vicinity (S12, S13, S16, S41).
BAQ
- Charles E. Goad (1913)
Montréal Island and vicinity (S12, S13, S16, S41).
BAQ
- Charles E. Goad (1914)
Atlas of the island and city of Montreal and its
basin a compilation of the most recent cadastral
plans from the book of reference S12, S13,
S16, S41.
- Underwriters' Survey Bureau (1918)
St. Genevieve Que. including St. Genevieve de
Paradis. Que. BAQ
- Underwriters' Survey Bureau (1940)
Insurance plan of the island of Montreal and
vicinity including volume XVI. Mount Royal (1908,
1909, BAQ)
- Underwriters' Survey Bureau (1951)
Insurance plan of the town of Pointe Claire,
Que. BAQ

Petits Index

- Travaux publics (1925)
Revue des Travaux Publics. PH187 Archives
de la géométrie de la Ville de Montréal
- Travaux publics (1927)
Collection du Service des Travaux Publics.
Archives de la géométrie de la Ville de
Montréal
- Travaux publics (1929)
Collection du Service des Travaux Publics.
Archives de la géométrie de la Ville de
Montréal
- Montreal Sewers Commission (1932)
Carteur Plan of Part of Montreal Island and also
Part of St. Lawrence and Port Maitland. PH187
Archives de la géométrie de la Ville de
Montréal
- Montreal Sewers Commission (1933)
Carteur Plan of Part of Montreal Island and also
Part of St. Lawrence and Port Maitland. PH187
Archives de la géométrie de la Ville de
Montréal
- Montreal Sewers Commission (1934)
Carteur Plan of Part of Montreal Island and also
Part of St. Lawrence and Port Maitland. PH187
Archives de la géométrie de la Ville de
Montréal

Plans d'utilisation du sol

- Ville de Montréal (1966)
Utilisation du sol. BAQ
- Ville de Montréal (1969)
Utilisation du sol. BAQ

Cartes topographiques et militaires

- H.S. Sitwell & W.F.D. Jervis (1869)
Contours plan of Montreal and its environs.
Topographical in 1868 and surveyed in 1869-69.
BAQ
- Dept of Militia and Defence (1909)
Carte topographique (21961) Lathrop.
21972 Lathrop. BAQ
- Dept of Militia and Defence (1918)
Carte topographique (21917) Beaulieu. BAQ
- Dept of National Defence (1934)
Carte topographique (21917) Lathrop. BAQ
- Dept of National Defence (1936)
Carte topographique (21917) Beaulieu. BAQ
- Dept of National Defence (1936)
Carte topographique (21917) Lathrop. BAQ
- Dept of National Defence (1936)
Carte topographique (21917) Beaulieu. BAQ
- Army Survey Establishment (1966)
Carte topographique (21917) Lathrop. BAQ
- Army Survey Establishment (1967)
Carte topographique (21917) Lathrop. BAQ

Plans d'assurance

- Charles E. Goad (1897)
Montréal North West Extension above.
Volume 1 of 2. BAQ
- Charles E. Goad (1907)
Montréal Island and vicinity (S12, S13, S16, S41).
BAQ
- Charles E. Goad (1913)
Montréal Island and vicinity (S12, S13, S16, S41).
BAQ
- Charles E. Goad (1914)
Atlas of the island and city of Montreal and its
basin a compilation of the most recent cadastral
plans from the book of reference S12, S13,
S16, S41.
- Underwriters' Survey Bureau (1918)
St. Genevieve Que. including St. Genevieve de
Paradis. Que. BAQ
- Underwriters' Survey Bureau (1940)
Insurance plan of the island of Montreal and
vicinity including volume XVI. Mount Royal (1908,
1909, BAQ)
- Underwriters' Survey Bureau (1951)
Insurance plan of the town of Pointe Claire,
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Petits Index

- Travaux publics (1925)
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Utilisation du sol. BAQ
- Ville de Montréal (1969)
Utilisation du sol. BAQ

Légende des éléments se rapportant aux cartes historiques

Legend of elements related to historical maps

- Cours d'eau (axe)
Watercourse (axis)
- Cours d'eau (avec tracé
de ses berges)
Watercourse (with banks drawn)
- Cours d'eau sec,
intermittent ou canalisé
Dry, intermittent, or canalized
watercourse
- Berge de l'île
Island's shoreline
- Canal ou aqueduc
Canal or aqueduct
- Fossé ou rigole
Ditch or channel
- Barrière
Barrier

- Bâti sur cours d'eau
Building on a watercourse
- Cours d'eau interrompu par la
limite de la carte
Watercourse interrupted by the boundary
of the map
- Écluse
Lock
- Plan d'eau
Waterbody
- Franchissement par un pont ou
une rue
Bridge or road crossing
- Zone de marais ou marécage
Marsh or wetland

Légende des éléments se rapportant aux données actuelles ou produites par cette étude

Legend of elements relating to current data or data plotted by this study

- Creux
Thalweg
- Creux de raccord
Connecting thalweg
- Creux de déviation
Deviated thalweg
- Creux marécageux
Marshy thalweg
- Réseau de voirie
Road network
- Réseau de chemin de fer
Rail network
- Limite d'arrondissement
Borough boundary

- Crête - Limite d'un bassin versant
Crest line - Watershed boundary
- Courbe de niveau et altitude NIM
Contour line and altitude NIM
- Plans et cours d'eau actuels
Current watercourses and watercourses
from the City of Montreal's digital database or those of the General Division of the City of Montreal
- Marécages actuels
Current marsh
- Zone de tourbe et de marne
Peat and marl zone
- Zone de marais et de tourbe
Marshy zone
- Col
Pass

La grille de référence et les mentions apparaissant en fond de carte correspondent à la grille de référence utilisée pour la cartographie de base numérique de la Ville de Montréal sur base du Système de coordonnées planaires du Québec (SCQPD ou MTM - Québec). The reference grid and numbers appearing in the background of the map correspond to the reference grid used for the cartography of the digital database of the City of Montreal on the basis of the Québec plane coordinate system (SCQPD or MTM - Québec).

Ce travail a pu être réalisé grâce à des subventions du Fonds de recherche Société et culture du Québec (FRSCQ), de l'Université de Montréal, du Conseil de la recherche en histoire de l'architecture (CRHA), de l'Université de Montréal (UdeM) et de l'Institut de recherche en histoire de l'architecture (IRHA).

This research was made possible through subsidies from FRSCQ, UdeM-CRHA and IRHA.

Ont participé à la constitution des données et des cartes en tant qu'auxiliaires de recherche ou stagiaires, Bianca ARCHER, Angélique AUBERT, Didier BEAUDOIN, Pascal BUSSEAU, Lora CASASOLA, Mathieu CADARRE, Anne CÔTE-BELLE, Mark Ramsey S. DUBOIS, Anne GABRIEL, CHLOÉ GAGNON, Samuel GENDRON-FORTIER, Anne GENDRON, Michel HANRY, Jean-Michel LAFORTUNE, Marie-LAMBERT-BOLLIANNE, Kevin LÉVESQUE, Clémence LUYER, Sophie MICHEL. Participated in the production of the data and maps as research assistants.

Recensement cartographique des anciens cours d'eau de l'île de Montréal et tracé des creux et des crêtes

Cartographic survey of the island of Montreal's former watercourses showing thalwegs and crest lines

A4	A
B3	B4
C3	C4
D1	D2
E1	E2
E3	E4
1	2
3	4

Auteur
VALÉRIE MAHAUT

Échelle
1 : 10 000

Version
23 novembre 2016

ANNEXE

5-4 *PLANS D'ASSURANCE INCENDIE*

Annexe 5-4 – Plans assurance incendie

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024

Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213

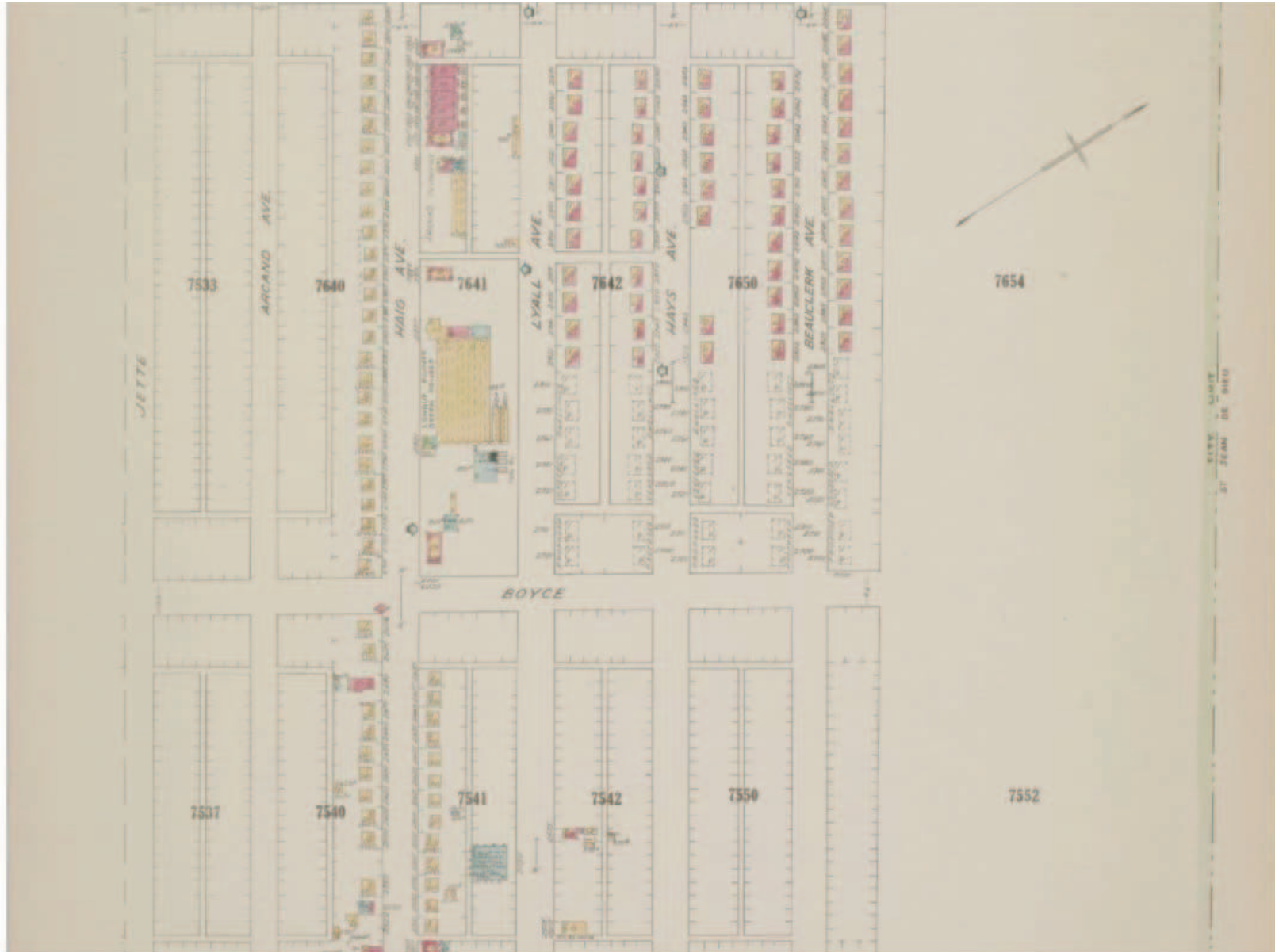


Plan assurance Incendies de Montréal, volume 8, index, 1954-1959 (BAnQ)

Annexe 5-4 – Plans assurance incendie

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024

Mise à jour de l'ÉES Phase I – ÉES Phase I – Mise en place des circuits électriques souterrains 120 kv projetés 3212 et 3213



Plan assurance Incendies de Montréal, volume 8, 1954 - Planche 853 (BANQ)

ANNEXE

5-5

*AUTRES PLANS ET
CARTES HISTORIQUES*



enviroscan



Opta Intelligence
Informationnelle

Tél : 1 877 244 9437
Site Web : optaintel.ca
Dominique

Adresse du site :

5400 Avenue PierreDe Coubertin Montreal QC Canada

Mathilde Bonnin
Wsp Canada Inc.

No de projet :

Numéro de Projet: CA0026301.5707

Date d'achèvement :

No de commande Opta :

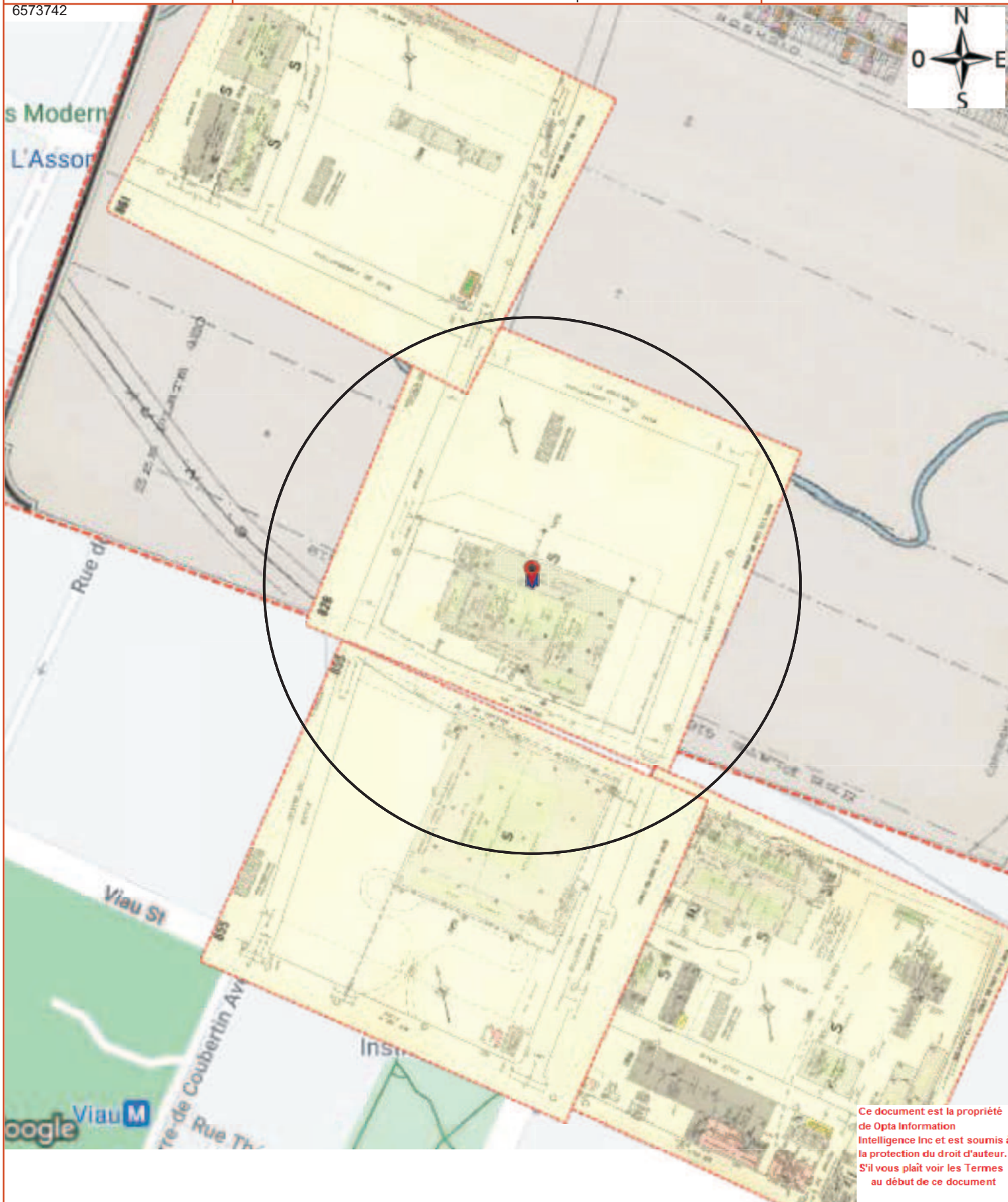
144643

5/28/2024 6:04:59 PM

Nom du Projet:
HQ_ED300_Ligne
NotreDameHochelaga
Numéro de Projet:
000263015707
Numéro de commande: Lot
6573742

Search Area: 5400 Avenue PierreDe Coubertin
Montreal QC Canada

Demandé par:
Mathilde Bonnin
Date complété: 05/28/2024 18:04:59



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**Opta Services environnementaux Rapport
d'antécédents du risque relatif à l'environnement
(HEIRS) Modalités**

Demandé par:

Mathilde Bonnin

Date complété: 05/28/2024 18:04:59

Opta Services environnementaux Rapport d'antécédents du risque relatif à l'environnement (HEIRS) Modalités

Rapport

Les documents (ci-après appelés les « documents ») qui doivent être publiés dans le cadre du rapport (ci-après appelé le « rapport ») qui doit être livré à l'acheteur comme décrit ci-dessus sont des documents qui figurent dans les dossiers d'Opta concernant la propriété décrite (ci-après appelée la « propriété »). Opta ne fait ni assertion ni garantie concernant les documents, y compris, notamment, en ce qui concerne leur exhaustivité, leur exactitude ou leur utilité, et elle n'affirme ni ne garantit qu'il s'agit des seuls plans et rapports préparés à l'égard de la propriété. Les documents sont à jour à la date qui y figure. Toute interprétation des documents, le cas échéant, est faite par déduction fondée sur l'information qui est apparente et évidente au recto des documents seulement. Opta n'affirme ni ne garantit que des interprétations autres que celles mentionnées n'existent pas provenant d'autres sources. Le rapport est préparé uniquement pour l'acheteur des services, comme susmentionné.

Avis de non-responsabilité

Opta dénie toute responsabilité pour des pertes ou des dommages, quels qu'ils soient, qu'ils soient consécutifs ou autres, quelle que soit la façon dont ils ont été causés, engagés ou subis, qui découlent directement ou indirectement des services (lesquels comprennent, notamment, la préparation du rapport prévu aux présentes), y compris, notamment, les pertes ou les dommages découlant directement ou indirectement de toute rupture de contrat, fondamentale ou autre, de la créance donnée aux rapports d'Opta ou de tout acte délictueux ou omission par les agents, les employés ou les représentants d'Opta.

Intégralité de l'entente

Les parties aux présentes conviennent d'être liées par les modalités des présentes. Le formulaire de demande constitue l'intégralité de l'entente entre les parties concernant le sujet des présentes et il remplace la totalité des ententes, des négociations et des discussions antérieures ou contemporaines, qu'elles soient verbales ou écrites, et il n'existe ni assertion, ni garantie, ni autre entente entre les parties concernant le sujet des présentes autres que celles qui font spécifiquement partie des présentes. Aucun supplément, aucune modification, aucune renonciation et aucune résiliation de la demande ne sont contraignants, sauf s'ils sont confirmés par écrit par les parties aux présentes.

Document en vigueur

En cas de conflit ou de contradiction entre les dispositions des présentes et les rapports, les droits et les obligations des parties seront considérés comme étant régis par le formulaire de demande, qui sera le document primordial.

Loi

La présente entente est régie et interprétée conformément aux lois de la province de l'Ontario et aux lois du Canada qui s'y appliquent.



Nom du Projet:
HQ_ED300_Ligne
NotreDameHochelaga
Numéro de Projet:
QA00263015707
Numéro de commande: Lot
6573742

1971 Volume: Montreal 8 Firemap: 861
Montreal Vol. 8 Plan: 595 (1971)
Sheet: 861 (1971)

Demandé par:
Mathilde Bonnin

Date complété: 05/28/2024 18:04:59

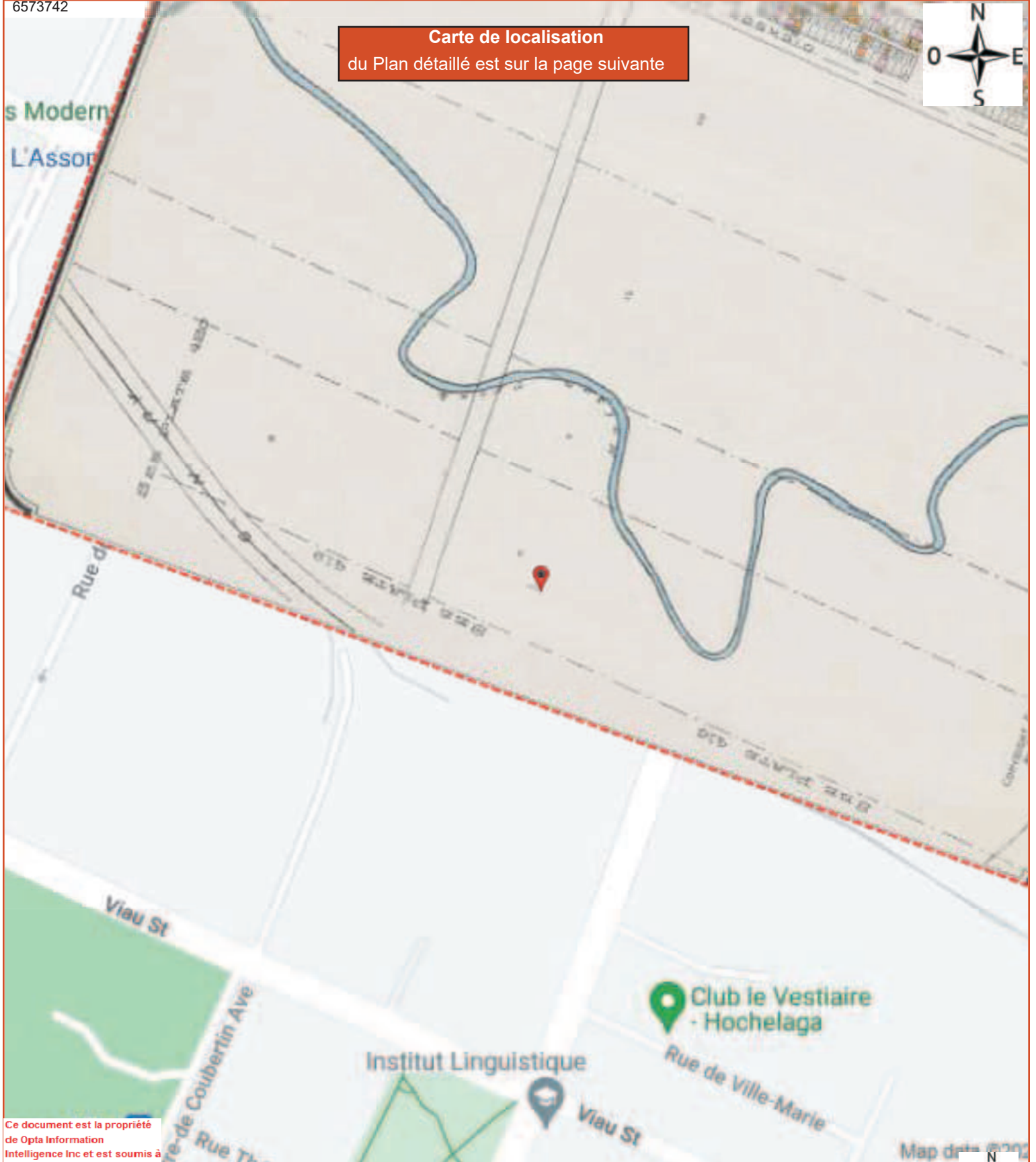


Page Rapport de Titre

- | | |
|----|--|
| 6 | (1914) Volume: Atlas of Montreal and vicinity, Vol4, 1914 Firemap: 428 |
| 8 | (1971) Volume: Montreal Volume 8 Firemap: 828 |
| 10 | (1971) Volume: Montreal Volume 8 Firemap: 836 |
| 12 | (1971) Volume: Montreal Volume 8 Firemap: 855 |
| 14 | (1971) Volume: Montreal Volume 8 Firemap: 861 |
| | |
| 15 | (1966) Inspection Report - 1966 5400 Avenue Pierre-De Coubertin Montreal QC a (distance = 0 metres*) |
| | |
| 21 | (1969) Inspection Report - 1969 5400 Avenue Pierre-De Coubertin Montreal QC a (distance = 0 metres*) |
| | |
| 27 | (1972) Inspection Report - 1972 5400 Avenue Pierre-De Coubertin Montreal QC a (distance = 0 metres*) |
| | |
| 36 | (1966) Siteplan Report - 1966 5400 Avenue Pierre-De Coubertin Montreal QC a (distance = 0 metres*) |



Carte de localisation
du Plan détaillé est sur la page suivante





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Nom du Projet:
HQ_ED300_Ligne
NotreDameHochelaga

Numéro de Projet:

000263015707
Numéro de commande: Lot
6573742

1971 Volume: Montreal 8 Firemap: 828
Montreal Vol. 8 Plan: 595 (1971)
Sheet: 828 (1971)

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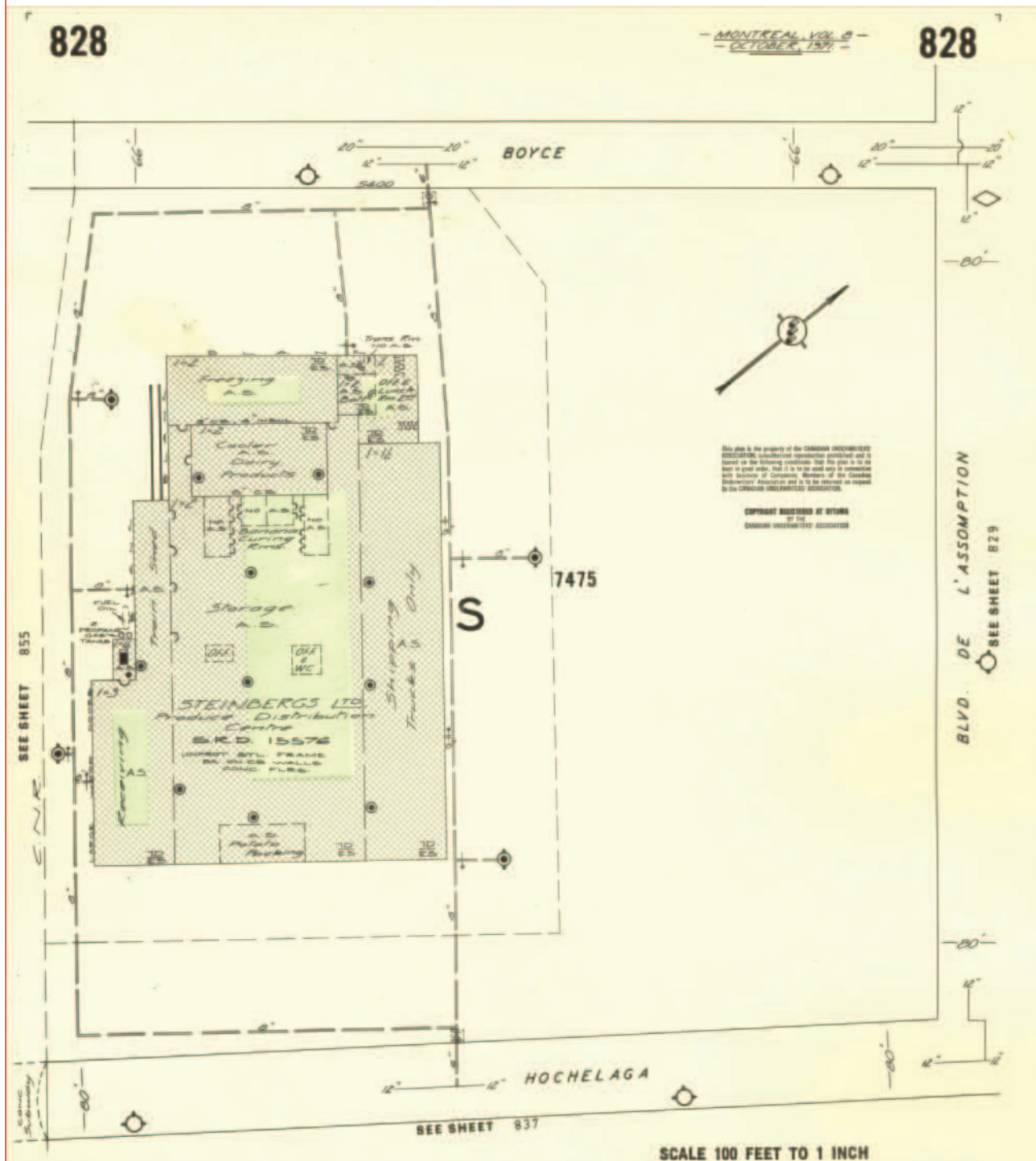
Mathilde Bonnin

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du Plan détaillé est sur la page suivante





Page: 9

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HQ_ED300_Ligne
NotreDameHochelaga
Numéro de Projet:
QA00263015707
Numéro de commande: Lot
6578742

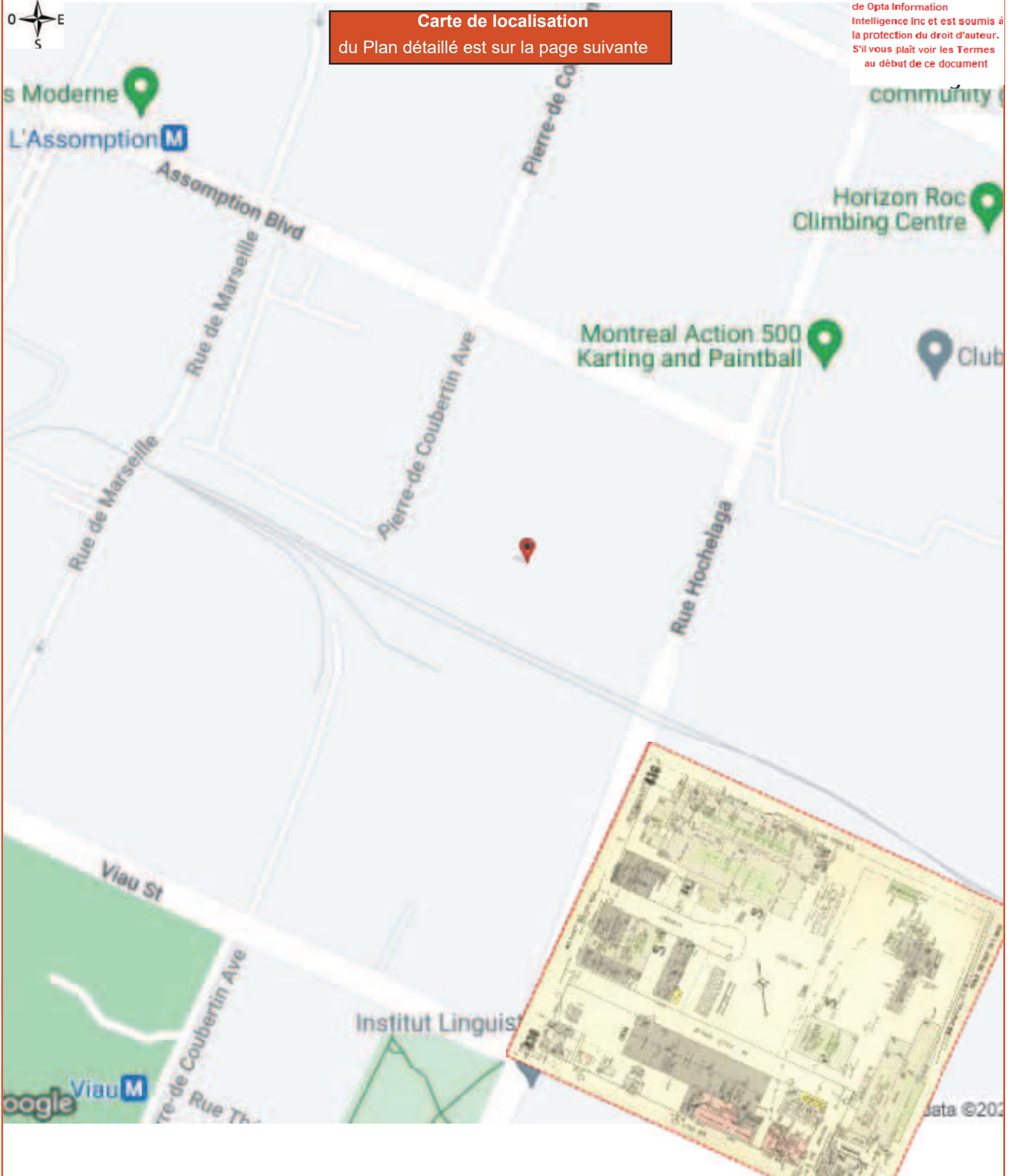
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Sheet: 836 (1971)

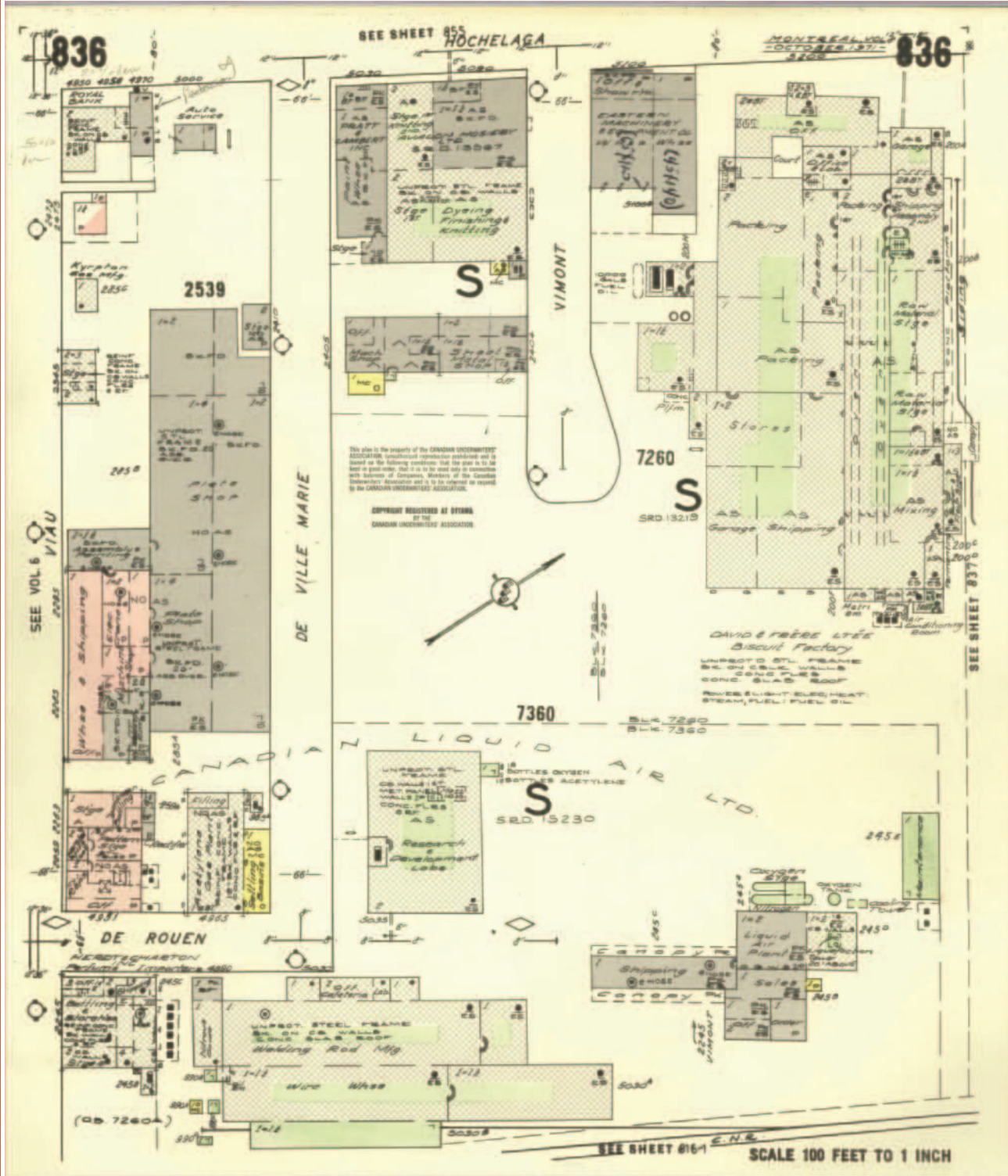
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Page: 11

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1971 Volume: Montreal 8 Firemap: 855
Montreal Vol. 8 Plan: 595 (1971)
Sheet: 855 (1971)

Demandé par:

Mathilde Bonnin

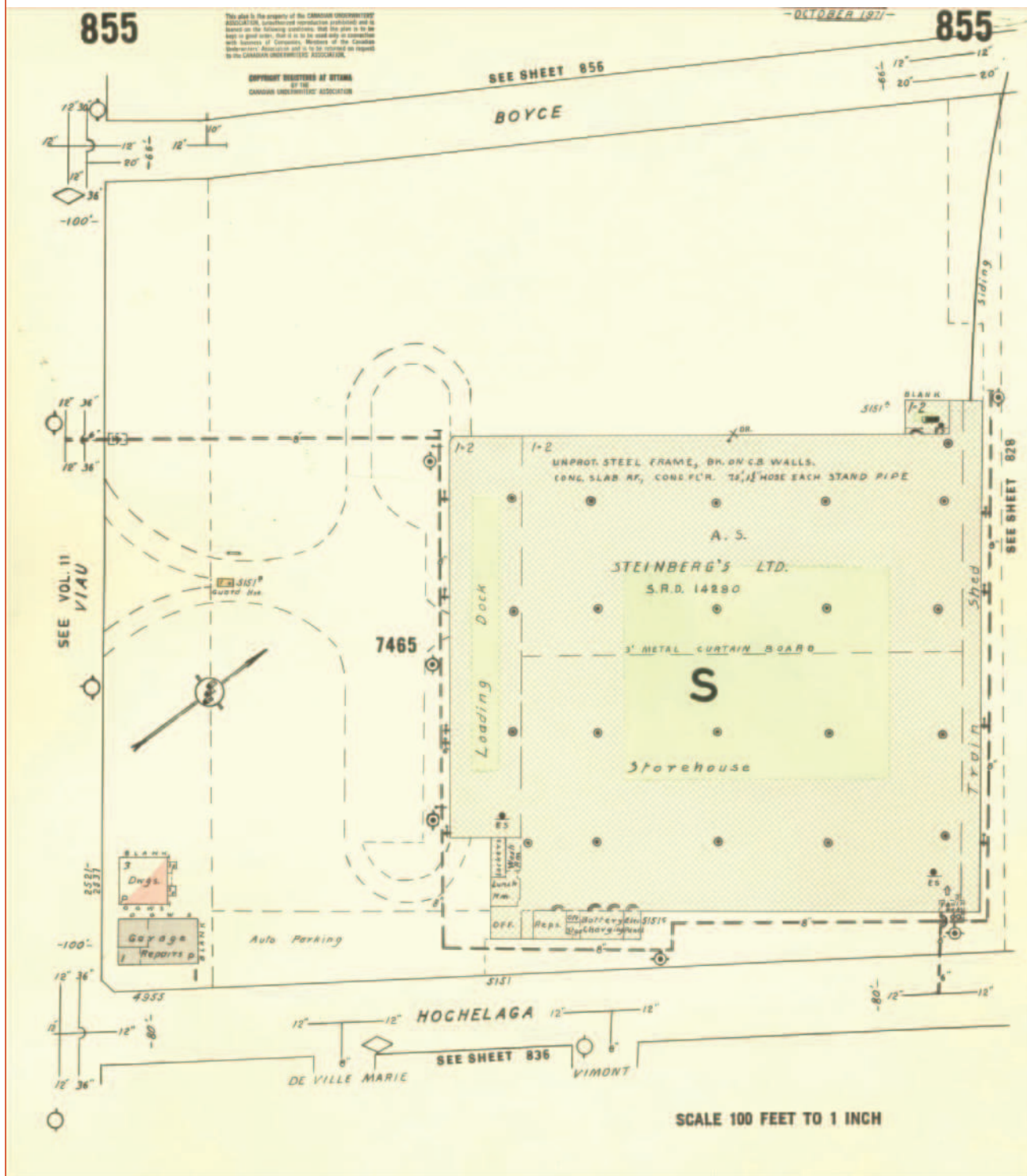
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1971 Volume: Montreal 8 Firemap: 861
Montreal Vol. 8 Plan: 595 (1971)
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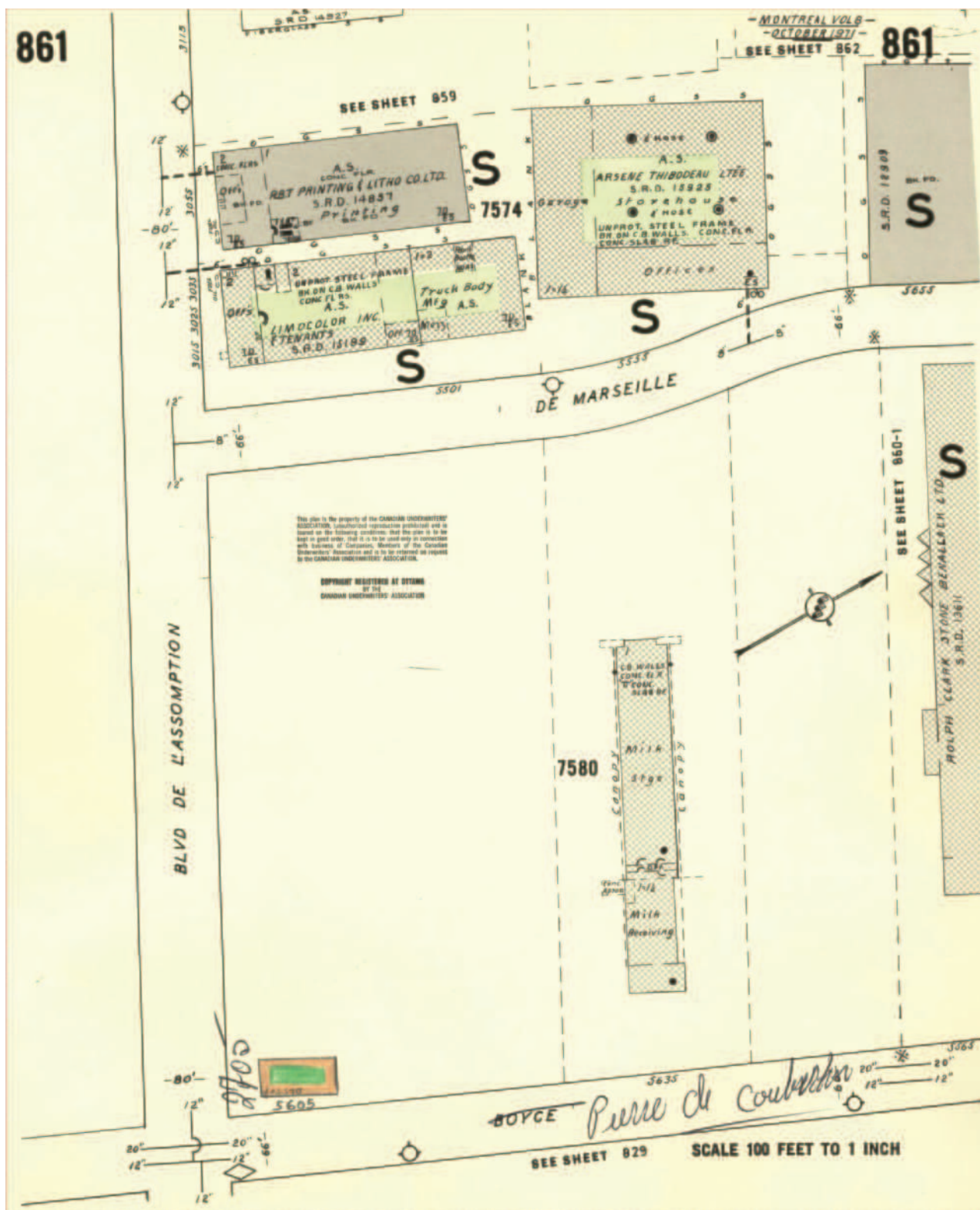
Mathilde Bonnin

Date complété: 05/28/2024 18:04:59



Carte de localisation
du Plan détaillé est sur la page suivante





**Inspection Report - 1966 5400 Avenue Pierre-De
Coubertin Montreal QC a**

Demandé par:

Mathilde Bonnin

Date complété: 05/28/2024 18:04:59



Inspection Report - 1966 5400 Avenue Pierre-De Coubertin Montreal QC a



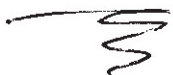
C.U.A. (PROVINCE OF QUEBEC BRANCH)
SPECIAL RISKS DIVISION.

CONFIDENTIAL

C.U.A. FILE NO. 15576(3)

MONTREAL, P. QUE.

5400 Boyce St.

Code 9918


INSPECTED: June 7th. & 26th. 1966.

BY: J. GUY CARON.

Key S.800 Pro. B.7475
NOT SHOWN ON MAP.
PLAN ON FILE WITH C.U.A.

ORIGINAL REPORT & COPY

ORIGINAL REPORT
(SUPERSEDING ALL PREVIOUS REPORTS)

NAME OF RISK: STEINBERG'S LIMITED (Produce Distribution Centre).

OCCUPANCY: Fruits & Vegetables Distribution with freezers, coolers, curing rooms, shipping, receiving and offices.

DESCRIPTION: Risk consists of one large 1=3, 1=2, 1½, 2 storey, part roof space building of 90% masonry Class I steel deck on exposed steel, 10% fire resistive on exposed steel construction in one fire division. Heating arrangements are safe. Hazards are light and well guarded. Risk is 90% sprinklered with standard single supply (2 city connections) adequate outside protection, fair watchman service, central station supervised water flow alarm connection from sprinklers with local sprinkler alarms. Exposures are light as a whole.

REMARKS: Sprinkler Protection left in service between the 4th. & 20th. January 1966.

UNDESIRABLE FEATURES:

PROMINENT: None.

OTHER: None.

ACTIVITY: Plant operates 24 hours per day, 5 days per week to capacity.

SCOPE OF COVER: Not established - under schedule.

CONDITION OF FIRE EQUIPMENT: In order except private post indicator valves on Hochelaga St. are not accessible due to a seven feet steel fence surrounding property.

Portions of sprinkler system shut off in winter: None.

AMOUNT SUBJECT TO ONE FIRE: Estimated 100% of value. Risk is in 1 fire division, but fire should be confined to 15% of area due to non-combustible contents & equipment throughout.

NO DISTRIBUTION OF VALUES ON FILE:

CONT'D

FILE NO.15576

-2-

DETAILS

BLDG. & % A.S. One - 90% A.S.

AGE & REPAIR: Built 1965-1966 - good.

HEIGHT: 1=3, 1=2, 1½ sto. part roof space - 32 ft. above grade.

PLAN AREA: 169,000 sq.ft.

BLIND SPACES: Cut off fire resistive roof space above freezer.
Shut off non-combustible ceiling spaces in offices.

WALLS: 8" C.B., 4" brick faced - 8" C.B. Division Walls.

WALL FINISH: Mainly open - close 4" non-combustible insulation in freezer.

CONSTRUCTION: Roof: Class I steel deck on exposed steel.
Floor: 1st: Conc. on earth;
 2nd: precast conc.on E.S.

CEILING FINISH: Reinforced conc. in freezers - non-combustible acoustic tile
in offices - conc.on E.S. in curing rooms. Balance of risk
open.

VERTICAL OPENINGS: Open stairs in offices.

COMMON HAZARDS: Safe, with one Underwriters' labelled oil fired hot water
boiler unit in sprinklered well shut off fire resistive
boiler room. Burner supplied by one 12,000 gal. Bunker No.5
fuel oil tank buried outside. Two 100 lb. propane tanks
outside used for ignition. Electrical wiring in order, no
certificate. Smoking restricted to defined areas.

PROCESS HAZARDS: Generally light and safe. Consisting of receiving and ship-
ping of fruits, vegetables and dairy products. Use of forty
one battery operated lift trucks and one propane gas operated
floor washer. Well shut off battery charging room, sprink-
lered. Floor washer is kept in battery charging room when
not in use and two spare 33 lbs. propane gas cylinders kept
in Maintenance Shop, sprinklered. Sprinklered and cut off
maintenance shop with four 45 gal. drums of machine oil on
steel racks. Drums equipped with spring loaded faucets.
Well shut off, sprinklered fruits and vegetables freezers;
inside wall insulation consists of fibreglass insulation sand-
wiched between hard asbestos panels. Well shut off dairy
products cooler. Unsprinklered, fire-resistive bananas curing
rooms (14 units), well shut off. Use of 1½ lb. ethylene cylin-
ders, one used at time in individual curing rooms with bulk
storage (80 cylinders) kept in metal cabinet kept locked.

CONT'D

FILE NO. 15576

-3-

Only authorized personnel handles the curing rooms which are kept locked at all times. Shut off and sprinklered potatoes washing and packaging room. Sprinklered shipping and receiving areas are open to main plant. Railroad box cars and trucks enter plant at loading docks (sprinklered). Box cars and trailers are left at loading docks at all times, but stock rotates rapidly. One oxy-acetylene unit, kept in Maintenance Shop seldom used. Major repair work carried out at Hochelaga St. plant. One small, all steel, egg grading room, unsprinklered, using X-Ray machine. Small sprinklered lunch room, no cooking, automatic vending machines only. Good care and cleanliness throughout.

Refrigeration and Ventilation:

There are eight 75 tons and seven 40 tons refrigeration, cooling and ventilation units located on roof of building. Units are self-contained, thermostatically controlled and all metal built. Humidity and air cooling diffusers are located under roof of building and sprinkler protection has been extended under each unit. All units use Freon 22 as a refrigeration medium. Cold air walls are installed on each side, Shipping and Receiving Dock.

Electrical:

Cut-off, fire resistive transformer room unsprinklered with three 2000 KVA air cooled transformers and switch room. There are two sources of power No.105 and No.107 from Jeanne D'Arc sub-station, one source only is required to operate the plant, other is kept as a standby.

STORAGE CONDITIONS:

No congestion. High piling in freezer, cooler and small part of potatoes dept. Stock on steel pallets with adequate aisles space.

HAZARDOUS MATERIALS:

Use of ethylene gas for bananas curing. Oxy-acetylene welding equipment. Propane operated floor washer.

EXPLOSION HAZARD:

Inherent in oil fired heating system and use of ethylene in bananas curing rooms.

RADIOACTIVE MATERIALS:

None.

EXPOSURE:

Light as a whole. Good protection by blank masonry walls on all sides except for overhead rolling doors and windows in offices. Open grounds all around.

ALARMS:

Central station supervised waterflow alarms on sprinkler systems. Local electric and water rotary alarms from sprinklers with annunciator panel at guard house which is attended at all times. Low water level for Boiler and temperature for freezer and cooler are also supervised and connected to annunciator.

CONT'D

FILE NO.15576

-4-

WATCHMAN: Fair watchman service (supervised compulsory tour to Central Station) with rounds made every 4 hours from 4 P.M. Saturday to 4 A.M. Monday - Ten stations adequately cover the entire risk.

FIRST AID PROTECTION: Adequate supply of extinguishers and hand hoses.

OUTSIDE PROTECTION: Adequate from public hydrants. Fair from private hydrants. Good accessibility.

SPRINKLER PROTECTION: NOTE: Sprinkler system hydraulically designed for high piling in plant. Standard 7% dry pipe and 93% wet pipe sprinkler equipment, 90% of area sprinklered.

PORTIONS NOT SPRINKLERED: Not required in all.
1. Cut off roof space above freezer.
2. Fire resistive bananas curing rooms.
3. Shut off non-combustible ceiling spaces above offices, lunch room, shipping and receiving offices in plant.

WATER SUPPLIES: Standard single supply with two city connections (6" on Boyce St. and 6" on Hochelaga St.) from 12" circulating mains at 60 p.s.i. static pressure, 47 p.s.i. residual pressure on highest sprinkler with 2" drain fully opened. Individual sprinkler systems are supplied by an 8" private loop main supplied by above mentioned city connections.

ADMINISTRATION: Satisfactory.

LOSS RECORD: None.

EXTENDED COVER PERILS:

WINDSTORM: No unusual features. Well anchored steel air cooling units on roof.

LIGHTNING: No unusual features; one 20' high steel stock not grounded.

RIOT VANDALISM & MALICIOUS ACTS:
Yards are fenced and patrolled.
Yards are adequately lighted.
Access to premises is restricted, under guard supervision.

SPRINKLER LEAKAGE: Contents susceptible to large water damage, skidded, partly under cover, moderate value. Floor watertight and well drained. No basement.

BUSINESS INTERRUPTION: Business is not seasonal. Stock is mostly domestic and could be fairly easily replaced. Operation of plant is dependant on electrical power with two separate sources.

CONT'D

FILE NO.15576

-5-

MAJOR RECOMMENDATIONS:

INACTIVE:

None.

ACTIVE:

1. Provide an acceptance certificate from the Board of Examiners of Electricians covering all electrical installations in the entire building and forward a copy to this office.
2. The boiler steel stack should be protected by lightning rods or adequately grounded outside Boiler Room.
3. Easy access to city connection pit on Hochelaga St. should be provided i.e. part of steel fence should be relocated South of the pit or a gate provided to that effect.
4. Watchman service should be made standard by introducing hourly rounds at night and bi-hourly rounds in day-time when plant is not operating.

pn

**Inspection Report - 1969 5400 Avenue Pierre-De
Coubertin Montreal QC a**

Demandé par:

Mathilde Bonnin

Date complété: 05/28/2024 18:04:59



Inspection Report - 1969 5400 Avenue Pierre-De Coubertin Montreal QC a



C.U.A. (PROVINCE OF QUEBEC BRANCH)
SPECIAL RISKS DIVISION

CONFIDENTIAL

CODE: # 9918

C.U.A. FILE NO. 15576 (4)

MONTREAL, P.Q.

5400 Boyce St.

KEY S. 800 B. PRO. B. 7475

NOT SHOWN ON MAP.

PLAN ON FILE WITH C.U.A.

INSPECTED: SEPTEMBER 11 & 12, 1969

BY: A. BUCZYNSKI

A.S.

INSPECTOR'S COPY

RE-INSPECTION REPORT
SUPERSEDING ALL PREVIOUS REPORTS
NOTE: ASTERISK DEMOTES CHANGES.

NAME OF RISK: STEINBERG'S LIMITED (PRODUCE DISTRIBUTION CENTRE).

OCCUPANCY: Fruits and Vegetables Distribution with freezers, coolers, curing rooms, shipping, receiving and offices.

DESCRIPTION: Risk consists of one large 1-3, 1-2, 1-1/2, 2 storey, part roof space building of 90% masonry Class 1 steel deck on exposed steel, 10% fire resistive on exposed steel construction in one fire division. Heating arrangements are safe. Hazards are light and well guarded. Risk is 90% sprinklered with standard single supply (2 city connections) adequate outside protection, fair watchman service, central station supervised water flow alarm connection from sprinklers with local sprinkler alarms. Exposures are light as a whole.

REMARKS: None.

UNDESIRABLE FEATURES:

PROMINENT: None.

OTHER: Sprinkler supervisory service not complete.

ACTIVITY: Plant operates 24 hours per day, 5 days per week to capacity.

SCOPE OF COVER: On a schedule covering property of every description (Replacement Cost Basis) with stated amount of insurance.

CONDITION OF FIRE EQUIPMENT:

In order except:

1. fire door leading to battery room not operative.
2. Post indicator valves not easily accessible due to a 7 ft. steel fence surrounding property.

Portions shut off in winter: None.

Portions on cold weather solution: None.

Portions subject to freezing not adequately protected: None.

CONT'D

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-2-

CHANGES SINCE LAST ORIGINAL REPORT:

A. LIGHTNING:

The boiler steel stack has been satisfactorily grounded.

B. CONSTRUCTION:

Three (10' x 16' to 24') frame sheds were erected over refrigeration units on roof. No sprinklers. Adequate first aid protection.

C. SPRINKLER PROTECTION:

Sprinkler No. 2 has been satisfactorily tested and recommendation #6 of letter dated Oct. 18th, 1968 is deleted.

D. ADMINISTRATION:

A weekly self-inspection service has been initiated.

AMOUNT SUBJECT TO ONE FIRE:

Estimated 100% of value. Risk is in 1 fire division, but fire should be confined to 15% of area due to non-combustible contents and equipment throughout.

DISTRIBUTION OF VALUES: Statement of values dated Aug. 1, 1968.

<u>BUILDING</u>	<u>F & F</u>	<u>STOCK</u>
\$2,329,000.00	\$210,000.00	\$60,000.00

D E T A I L S

BLDG. & % A.S.	One - 90% A.S.
AGE & REPAIR:	Built 1965-1966 - good.
HEIGHT:	1-3, 1-2, 1-1/2 sto. part roof space - 32 ft. above grade.
PLAN AREA:	169,000 sq. ft.
BLIND SPACES:	Cut off fire resistive roof space above freezer. Shut off non-combustible ceiling spaces in offices.
WALLS:	8" C.B., 4" brick faced- 8" C.B. Division Walls.
WALL FINISH:	Mainly open - close 4" non-combustible insulation in freezer.
CONSTRUCTION:	Roof: Class I steel deck on exposed steel. Floor: 1st: Conc. on earth; 2nd: precast conc. on E.S.
CEILING FINISH:	Reinforced conc. in freezers - non combustible acoustic tile in offices - conc. on E.S. in curing rooms. Balance of risk open.

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-3-

CONT'D

VERTICAL OPENINGS:

Open stairs in offices.

COMMON HAZARDS:

Safe, with one Underwriters' labelled oil fired hot water boiler unit in sprinklered well shut off fire resistive boiler room. Burner supplied by one 12,000 gal. Bunker No. 5 fuel oil tank buried outside. Two 100 lb. propane tanks outside used for ignition. Electrical wiring in order, no certificate. Smoking restricted to defined areas.

PROCESS HAZARDS:

Generally light and safe. Consisting of receiving and shipping of fruits, vegetables and dairy products. Use of forty one battery operated lift trucks and one propane gas operated floor washer. Well shut off battery charging room, sprinklered. Floor washer is kept in battery charging room when not use and two spare 33 lbs. propane gas cylinders kept in Maintenance Shop, sprinklered. Sprinklered and cut off maintenance shop with four 45 gal. drums of machine oil and 7-45 gal. of solvent, on steel racks. Drums equipped with spring loaded faucets. Well shut-off, sprinklered fruits and vegetables freezers; inside wall insulation consists of fiberglass insulation sandwiched between hard asbestos panels. Well shut off dairy products cooler. Unsprinklered, fire-resistive bananas curing rooms (14 units), well shut off. Use of 50 lb. (ethylene) cylinder used in curing rooms.

Only authorized personnel handle the curing rooms which are kept locked at all times. Shut off and sprinklered potatoes washing and packaging room. Sprinklered shipping and receiving areas are open to main plant. Railroad box cars and trucks enter plant at loading docks (sprinklered). Box cars and trailers are left at loading docks at all times, but stock rotates rapidly. One oxy-acetylene unit, kept in Maintenance Shop seldom used. Major repair work carried out at Hochelaga St. plant. One small, all steel, egg grading room, unsprinklered, using X-Ray machine. Small sprinklered lunch room, no cooking, automatic vending machines only. Good care and cleanliness throughout.

Refrigeration and Ventilation:

There are eight 75 tons and seven 40 tons refrigeration, cooling and ventilation units located on roof of building. Units are self-contained, thermostatically controlled and metal built. Humidity and air cooling diffusers are located under roof of building and sprinkler protection has been extended under each unit. All units use Freon 22 as a refrigeration medium. Cold air walls are installed on each side, Shipping and Receiving Dock.

Electrical:

Cut-off, fire resistive transformer room unsprinklered with three 2000 KVA air cooled transformers and switchroom. There are two sources of power No. 105 and No. 107 from Jeanne D'Arc sub-station 1 source only is required to operate the plant, other is kept as a standby.

*check insulation
ethylene
oxide
banana curing)*

CONT'D

FILE NO. 15576 (4)

-4-

STORAGE CONDITIONS: No congestion. High piling in freezer, cooler. Stock on steel pallet with adequate aisles space.

HAZARDOUS MATERIALS: Use of ethylene gas for bananas curing. Oxy-acetylene welding equipment. Propane operated floor washer.

EXPLOSION HAZARD: Inherent in
1. Oil fired heating system.
2. Use of ethylene in bananas curing rooms.
3. Propane gas fired floor washer.

RADIOACTIVE MATERIALS: None.

EXPOSURE: Light as a whole. Good protection by blank masonry walls on all sides except for overhead rolling doors and windows in offices. Open grounds all around.

ALARMS: Central station supervised waterflow alarms on sprinkler systems by Acme Central Electric Alarms Ltd. Local electric and water rotary alarms from sprinklers with annunciator panel at guard house which is attended at all times. Low water level for Boiler and temperature for freezer and cooler are also supervised and connected to annunciator.

WATCHMAN: Fair watchman service by supervised compulsory tour to central station (Acme Central Electric Alarm Ltd) with rounds made every 4 hours from 2 p.m. Saturday to 2:30 a.m. Monday - ten stations adequately cover the entire risk.

FIRST AID PROTECTION: Adequate supply of extinguishers and hand hoses.

OUTSIDE PROTECTION: Adequate from public hydrants. Fair from private hydrants. Good accessibility.

SPRINKLER PROTECTION: Standard 7% dry pipe and 93% wet pipe sprinkler equipment; 90% of area sprinklered, sprinkler system hydraulically designed for piling in plant. Year when system installed: 1966. All portions of sprinkler systems, including valves, are adequately protected against freezing.

PORTIONS NOT SPRINKLERED:

A.S. NOT REQUIRED:

1. Cut off roof space above freezer.
2. Shut off non-combustible ceiling spaces above offices, lunch room, shipping and receiving offices in plant.

A.S. REQUIRED:

1. Fire resistive banana curing rooms.
2. Passageway between curing rooms.

CONT'D

FILE NO. 15576 (4)

-5-

WATER SUPPLIES: Standard single supply with two city connections (6" on Boyce St. and 6" on Hochelaga St.) from 12" circulating mains at 60 p.s.i. static pressure, 47 p.s.i. residual pressure on highest sprinkler with 2" drain fully opened. Individual sprinkler systems are supplied by an 8" private loop main supplied by above mentioned city connection.

ADMINISTRATION: Satisfactory.

LOSS RECORD: None.

EXTENDED COVER PERILS:

WINDSTORM: No unusual features. Well anchored steel air cooling units on roof.

*LIGHTNING: No unusual features; one 20' high steel stack grounded.

RIOT, VANADALISM & MALICIOUS ACTS:
Yards are fenced and patrolled.
Yards are adequately lighted.
Access to premises is restricted, under guard supervision.

SPRINKLER LEAKAGE: Contents susceptible to large water damage, skidded, partly under cover, moderate value. Floor watertight and well drained. No basement.

BUSINESS INTERRUPTION: Business is not seasonal. Stock is mostly domestic and could be fairly easily replaced. Operation of plant is dependent on electrical power with two separate sources.

RECOMMENDATIONS:

ACTIVE:

69-1. Watchman service should be made standard by introducing hourly rounds at night and every two hour rounds in day time when plant is not operative during weekends.

69-2. A certificate of approval covering all electrical installations in the property should be obtained from the Board of Examiners of Electricians and a copy forwarded to this office.

69-3. All missing globes in the banana seasoning storage should be installed and protected with approved caskets.

69-4. Sprinkler protection should be extended to the following areas:
a) All banana ripening rooms.
b) Passageway between two banana ripening rooms.
c) Wood sheds over refrigeration units on roof.

69-5. The fire door leading to battery room should be made operative.

kf

**Inspection Report - 1972 5400 Avenue Pierre-De
Coubertin Montreal QC a**

Demandé par:

Mathilde Bonnin

Date complété: 05/28/2024 18:04:59



Inspection Report - 1972 5400 Avenue Pierre-De Coubertin Montreal QC a



ASSOCIATION CANADIENNE DES ASSUREURS
CANADIAN UNDERWRITERS' ASSOCIATIONCONFIDENTIEL
CONFIDENTIALRAPPORT D'INSPECTION
INSPECTION REPORTSUCCURSALE DU QUÉBEC
QUEBEC BRANCHBureau de service: C H Q S T F T/A
Service Office:Dossier N° 15576
File No.Annexer à
Attach to (7)Carte vérifiée
Map Checked ☒Corr. Oui ☐ Non ☒
Corr. Yes ☐ No ☒

P Sh. 800

S Bl. B

7475

PSP ☐
NOP ☐Plan ci-joint
Plan att. ☐Plan à l'A.C.A. ☒
Filed at C.U.A.

DIVISION DES	(RISQUES SPÉCIAUX SPECIAL RISKS)	☒	DIVISION
	(RISQUES IND. ET SPÉCIAUX (sans ext. aut.) MFG. & SPECIAL HAZARDS)	☐	
	(RISQUES SPÉCIAUX (PÉTROLE) SPECIAL RISKS (OIL))	☐	

Désignation du risque:

Name of Risk: STEINBERG'S LIMITED (PRODUCE DISTRIBUTION Centre)

Emplacement:

Location: 5400 Boyce ST.

Représentant:

Surveyed by: P. Neumann

Date: May 2 1972

1.

AFFECTATION
OCCUPANCY

(a) Fruits & Vegetable Distribution with coolers, freezers shipping office

(b) Classe du risque:	- Moyenne	☒	Supérieure	☐	Inférieure	☐
Grading of risk in Class	- Average		Above		Below	

2.

CONSTRUCTION

(a) Voir feuille des Divisions d'incendie
See Multiple Fire Section Sheet ☐(h) Surface totale du rez-de-chaussée 169,000 pi²
Total Grade Floor Area: Sq.Ft.Division d'incendie unique
Single Fire Division ☒

(i) Communications verticales:

Vertical openings:
Non protégées ☐ Prot. en partie ☐
Unprotected Partial(b) Bâti en 1965-66 Rajouts -
Built in: AdditionsEnfermées ☒ Isolées ☐
Shut-off Cut-offEtat: Bon ☒ Passable ☐ Mauvais ☐
Repair: Good Fair Poor(c) Hauteur: Ss-sol ☐ 1-3 Etage(s) 32 pi
Height: Bst. Sto.(s) Ft.

(j) Revêtement intérieur:

Interior Finish:
Aucun ☐ Autres cas (voir "K") ☐
Open Combustible
Other (See "K")(d) Murs: 8" CB 4" Brick faced
Walls: 1st. conc. on earth(e) Planchers: 2nd precast conc on E.S
Floors:Murs ☐ Section 9 ☐ %
Walls(f) Toit: Class I steel deck on E.S
Roof:Plafonds ☐ ☐ %
Ceilings(g) Acier de support suffisamment protégé:
Supporting Steel Adequately Protected:(k) Espaces clos combustibles:
Combustible Concealed Spaces:Aucun ☒ Peu importants ☐ Considérables ☐
None Minor MajorOui ☐ Non ☒
Yes No

(l) Evacuation de la fumée et de l'air chaud

Smoke and Heat Venting:
Appropriée: Oui ☒ Non ☐
Adequate: Yes No

HAZARDS

	Néant None	Sûr Safe	Peu sûr Unsafe					
(a) Risques ordinaires Common Hazards		☒	☐	Inst. de chauffage Heating:		Portant étiquette Labelled	☒	Sans étiquette Unlabelled ☐
(b) Risques particuliers Special Hazards	☐	☒	☐	Au gaz Gas	☐	Au mazout Oil	☒	Aérothermes Unit heaters ☐
(c) Substances radioactives Radioactive Material	☒	☐	☐	Chaudière Boiler	☒	Enfermée In cut-off	☐	Isolée In shut-off ☒
(d) Haut empilement High Piling	☐	☒	☐	En espace libre Open	☐	Dans une salle Room	☒	Autre Other ☐
(e) Entretien Housekeeping		☒	☐	Cheminées et conduits de fumée: Chimneys and Flues:				
(f) Matières dangereuses Hazardous Material	☐	☒	☐	Standard	Oui Yes	☒	Non No	☐

(g) Risques de voisinage:
Exposures: *light as a whole assume Boyer street runs North - South.*

Nord
North: }
Sud
South: } *light from all sides with no special protection provided not required.*
Est
East: }
Ouest
West: }

(h) Affaires: Activity:	Intenses Busy	☒	Modérées Moderate	☐	Calmes Quiet	☐	Hrs/jour Hrs/Day	☒	Jours/sem. Days/Week	☒	Interrompues Silent	☐
(i) Travaux courants de soudure -- Système de permis Maintenance Welding -- Permit system used							Oui Yes	☐	Non No	☒		
(j) Permission de fumer restreinte Smoking Restricted							Oui Yes	☒	Non No	☐		
(k) Matériel électronique de traitement de l'information Electronic Data Processing Equipment							Oui Yes	☐	Non No	☒		
(l) Description des opérations: Process Description:												

Generally light and safe. Consisting of receiving and shipping of fruits, vegetables and dairy products. Use of forty one battery operated lift trucks and one propane gas operated floor washer. Well shut off battery charging room, sprinklered. Floor washer is kept in battery charging room when not use and two spare 33 lbs. propane gas cylinders kept in Maintenance Shop, sprinklered. Sprinklered and cut off maintenance shop with four 45 gal. drums of machine oil and 7-45 gal. of solvent, on steel racks. Drums equipped with spring loaded faucets. Well shut-off, sprinklered fruits and vegetables freezers; inside wall insulation consists of fiberglass insulation sandwiched between hard asbestos panels. Well shut off dairy products cooler. Unsprinklered, fire-resistive bananas curing rooms (14 units), well shut off. Use of 75 lb. ethylene cylinder used in curing rooms.

Only authorized personnel handle the curing rooms which are kept locked at all times. Shut off and sprinklered potatoes washing and packaging room.

One small unsprinklered metal - frame conveyor

15576 (7)

enclosure over potatoe machine. Potatoes stored in warehouse on multistor metal racks to a height of approximately 17 feet. Two such racks occupy approximately 400 square feet each, causing obstruction to sprinkler system.

Sprinklered shipping and receiving areas are open to main plant. Railroad box cars and trucks enter plant at loading docks (sprinklered). Box cars and trailers are left at loading docks at all times, but stock rotates rapidly. One oxy-acetylene unit, kept in Maintenance Shop seldom used. Major repair work carried out at Hochelaga St. plant. One small, all steel, egg grading room, unsprinklered, using X-Ray machine. Small sprinklered lunch room, no cooking, automatic vending machines only. Good care and cleanliness throughout.

Refrigeration and Ventilation:

There are eight 75 tons and seven 40 tons refrigeration, cooling and ventilation units located on roof of building. Units are self-contained, thermostatically controlled and metal built. Humidity and air cooling diffusers are located under roof of building and sprinkler protection has been extended under each unit. All units use Freon 22 as a refrigeration medium. Cold air walls are installed on each side, Shipping and Receiving Dock.

4.

PROTECTION

(a) Installation d'extincteurs automatiques
Sprinklers:

- (i) Superficie protégée 90 % Sous eau 93 % A air comprimé 7 %
Area Sprinklered Wet Dry
- (ii) Année des têtes: 100 % 1966 : _____ % _____
Date of Sprinklers:
- (iii) Protection appropriée contre le gel: Oui ☒ Non ☐
Adequate protection against freezing: Yes No
- (iv) Nécessité de poser des têtes supplémentaires: Oui ☒ Non ☐
Additional sprinklers required: Yes No
- (v) Equipement standard: Oui ☒ Non ☐
Sprinkler equipment standard: Yes No
- (vi) Dispositif d'alarme: LOCAL ☐ Serv. complet de surveillance approuvé par les U.L. ☒ AUTRE ☐
Alarms: U.L. app. full sup. service Section 9 OTHER
- (vii) Sources d'eau (a) classement d'ensemble: Standard ☒ Passable Fair ☐ Insuffisante Poor ☐
Water Supplies Overall grading: (b) principale Municipale ☒ Particulière Private ☐
Primary Standard ☒ Passable Fair ☐ Insuffisante Poor ☐
(c) secondaires Indispensable: Oui ☐ Non ☒
Secondary Required Yes No
Standard ☐ Passable Fair ☐ Insuffisante Poor ☐
- (viii) Détails supplémentaires sur l'installation: Oui ☐ Non ☒
Additional System details: Yes No

(b) Autres moyens
Other

- | | Néant
None | Non standard | Standard |
|--|---|-------------------------------------|-------------------------------------|
| (i) Extincteurs portatifs
Extinguishers | ☐ | ☐ | ☒ |
| (ii) Colonnes d'eau et boyaux
Standpipes and Hose | ☐ | ☐ | ☒ |
| (iii) Service de veilleur
Watchman Service | ☐ | ☒ | ☐ |
| Système de rondes forcées
Forced tour system | Oui ☐ Non ☐
Yes No | | |
| (iv) Equipement et appareils spéciaux
Special Equipment and Apparatus | ☐ | ☐ | ☐ |

(c) Protection extérieure
Outside

- (i) Bouches d'incendie Municipales: Néant ☐ Standard ☒ Non standard ☐
Hydrants Public: Particulières: Néant ☐ Standard ☒ Non standard ☐
Private: Soumises à un essai: Oui ☐ Non ☒
Tested: Yes No
- (ii) Corps de pompiers Municipal: Néant ☐ Rémunéré ☒ Volontaire ☐ Distance au poste:
Fire Department Public: Paid Volunteer Distance to Fire Hall: _____ milles
Dist. to Fire Hall: _____ miles
- (iii) Accessibilité: Bonne Passable Mauvaise
Accessibility: Good Fair Poor
à la propriété ☒ ☐ ☐
To Property: au bâtiment ☒ ☐ ☐
Into Building

5.

**COUVERTURE SUPPLÉMENTAIRE
EXTENDED COVERAGE**

- (a) Ouragan -- Risques inhabituels: Oui ☐ Non ☒
Windstorm - Unusual Hazards: Yes ☐ No ☒
- (b) Foudre -- Faits inhabituels: Oui ☐ Non ☒ Mise à la terre appropriée: Oui ☒ Non ☐
Lightning - Unusual Features: Yes ☐ No ☒ Properly Grounded: Yes ☒ No ☐
- (c) Explosion -- Faits inhabituels: Oui ☐ Non ☒
Explosion - Unusual Features: Yes ☐ No ☒
- (d) Fuites dans les extincteurs automatiques:
Sprinkler Leakage:
Stock surélevé ou sur étagères: Oui ☒ Non ☐
Stock skidded or shelved: Yes ☒ No ☐
Planchers munis de rigoles: Oui ☒ Non ☐
Floors drained: Yes ☒ No ☐
- (e) Emeutes, actes de vandalisme, actes malveillants:
Riot, Vandalism, Malicious Acts:
Accès restreint: Oui ☒ Non ☐ Surveillance par gardiens: Oui ☒ Non ☐ Cours éclairées: Oui ☒ Non ☐
Access restricted: Yes ☒ No ☐ Guard Supervised: Yes ☒ No ☐ Yards lit: Yes ☒ No ☐
Etablissement éloigné des lieux habités: Oui ☐ Non ☒ Vacant ☐ En chômage
Remote from populated areas: Yes ☐ No ☒ Silent ☐

6.

**INTERRUPTION DES AFFAIRES
BUSINESS INTERRUPTION**

(Si la réponse est affirmative, décrire en détail ci-dessous).
(If answer is "Yes" - describe in detail below).

- (a) Affaires saisonnières Oui ☐ Non ☒
Seasonal Yes ☐ No ☒
- (b) Activité 24 hres/jour 5 jours/sem.
Operation Hrs/Day Days/Week
- (c) Dépendance Oui ☐ Non ☒
Interdependency Yes ☐ No ☒
- (d) Matières premières surtout
Raw Materials mainly
étrangères ☒ du pays ☐
Foreign Domestic
- Réserves pour N/A
Stock on hand for
- Temps requis pour remplacer le stock continues
Stock Replacement Time
- (e) Programmation mécanographiée Oui ☐ Non ☐
Computerized Programming Yes ☐ No ☐
- (f) Production par un seul ensemble de machines Oui ☐ Non ☒
Single Train Production Yes ☐ No ☒
- (g) Machinerie essentielle hors série Oui ☐ Non ☒
Vital Machinery Custom made Yes ☐ No ☒
Temps requis pour la remplacer N/A
Replacement Time
- (h) Source d'énergie privée Oui ☐ Non ☒
Private Power Generation Yes ☐ No ☒
Autre source d'énergie
Alternative Power Source
- (i) Autres détails importants Oui ☐ Non ☒
Other Important Features Yes ☐ No ☒

**DÉTAILS
DETAILS**

6d Raw materials ie fruit and produce imported from
united states by railway car and by truck.

6h

Electrical:

Cut-off, fire resistive transformer room unsprinklered with three 2000 KVA air cooled transformers and switchroom. There are two sources of power No. 105 and No. 107 from Jeanne D'Arc sub-station, 1 source only is required to operate the plant, other is kept as a standby.

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7.

LACUNES
UNDESIRABLE FEATURES

Principales:
Prominent:

1 Partial sprinkler supervisory

Autres:
Other:

1 Sprinkler valve pit and sectional Post indicator valves are located outside the fence surrounding the property.

8.

LOCATAIRES -- Aucun
TENANTS - None

NONE

9.

DETAILS
REPORT DETAILS

2j Wall finish mainly open, close 1/2" non combustible insulation in freezers

Ceiling: mainly open, suspended non combustible ceiling tile in office area.

3a

Safe, with one Underwriters' labelled oil fired hot water boiler unit in sprinklered well shut off fire resistive boiler room. Burner supplied by one 12,000 gal. Bunker No. 5 fuel oil tank buried outside. Two 100 lb. propane tanks outside used for ignition. Electrical wiring in order, no certificate.

3b

Ethylene oxide, a flammable gas is introduced into bananas ripening rooms manually, a 75 lb cylinder (with a spax) is brought into the room, the valve opened and gas

3b cont'd.

allowed to enter for a determined period of time. Cylinder is then shut-off and stored in adjacent area. After opening the doors are left open to allow sufficient ventilation.

3c High piling in freezer stored goods etc on cardboard cartons stand on back to back three feet wide metal shelves to a height of approximately 19 feet. Four double racks, 110' long, with 10 foot aisles between racks. One foot clear space between racks was generally adhered to at time of inspection.

Similar high piling rack storage condition exists in ^{dry} cooler. Stock well arranged, adequate aisle space provided. Sprinkler system hydraulically calculated for .34 gpm per square foot.

3f Smoking restricted to designated safe areas.

4a₁ Additional sprinklers required in following areas

- 1 Fire resistive banana ripening rooms
- 2 Passageway between above rooms
- 3 under small potato conveyor housing
- 4 wood frame sheds over refrigeration units in roof.

4a₂ Partial central station supervised water flow alarms on sprinkler system. Local electric and water relay alarms from sprinkler system with annunciator panel located at guard house which is attended at all times. Low temperature alarm

15576 (7)

8

4a vi
for freezer are also supervised and connected
to annunciator.

4a vii
Standard single supply with two city connections (6" on Boyce
St. and 6" on Hochelaga St.) from 12" circulating mains at 60
p.s.i. static pressure, 47 p.s.i. residual pressure on highest
sprinkler with 2" drain fully opened. Individual sprinkler
systems are supplied by an 8" private loop main supplied by
above mentioned city connection.

4b iii Fair watchman service by supervised
compulsory tour to central station each round
made every 4 hours starting at 6 AM Sat.
until 3 AM. Monday morning. Ten stations
adequately cover the entire risk.

Siteplan Report - 1966 5400 Avenue Pierre-De
Coubertin Montreal QC a

Demandé par:

Mathilde Bonnin

Date complété: 05/28/2024 18:04:59

Siteplan Report - 1966 5400 Avenue Pierre-De Coubertin Montreal QC a



BOULAY



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Dominique

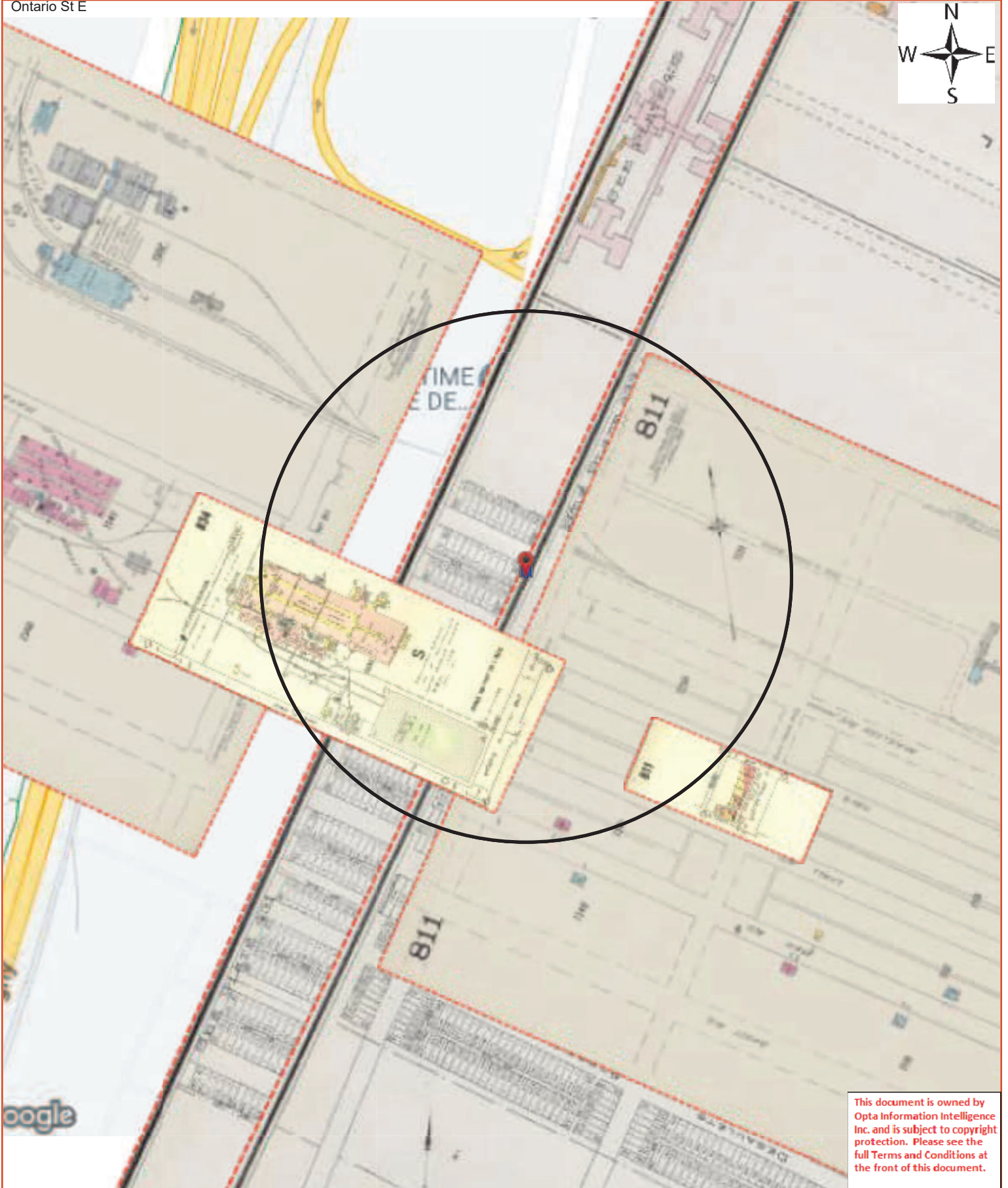
7025 Ontario St E Haig Montreal Quebec H1N 2B3 Canada

Project No:
CA0026301.5707

144651 Order ID:

Requested by:
Mathilde Bonnin
Wsp Canada Inc.

Date Completed:
5/28/2024 6:03:49 PM



**Opta Historical Environmental Services Enviroscan
Terms and Conditions**

Requested by:

Mathilde Bonnin

Date Completed: 05/28/2024 18:03:49



OPTA INFORMATION INTELLIGENCE

**Opta Historical Environmental Services EnviroscanTM
Terms and Conditions****Report**

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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.



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Opta Intelligence informationnelle

www.optaintel.ca

Report Index

Requested by:
Mathilde Bonnin
Date Completed: 05/28/2024 18:03:49



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FIP Locator Map

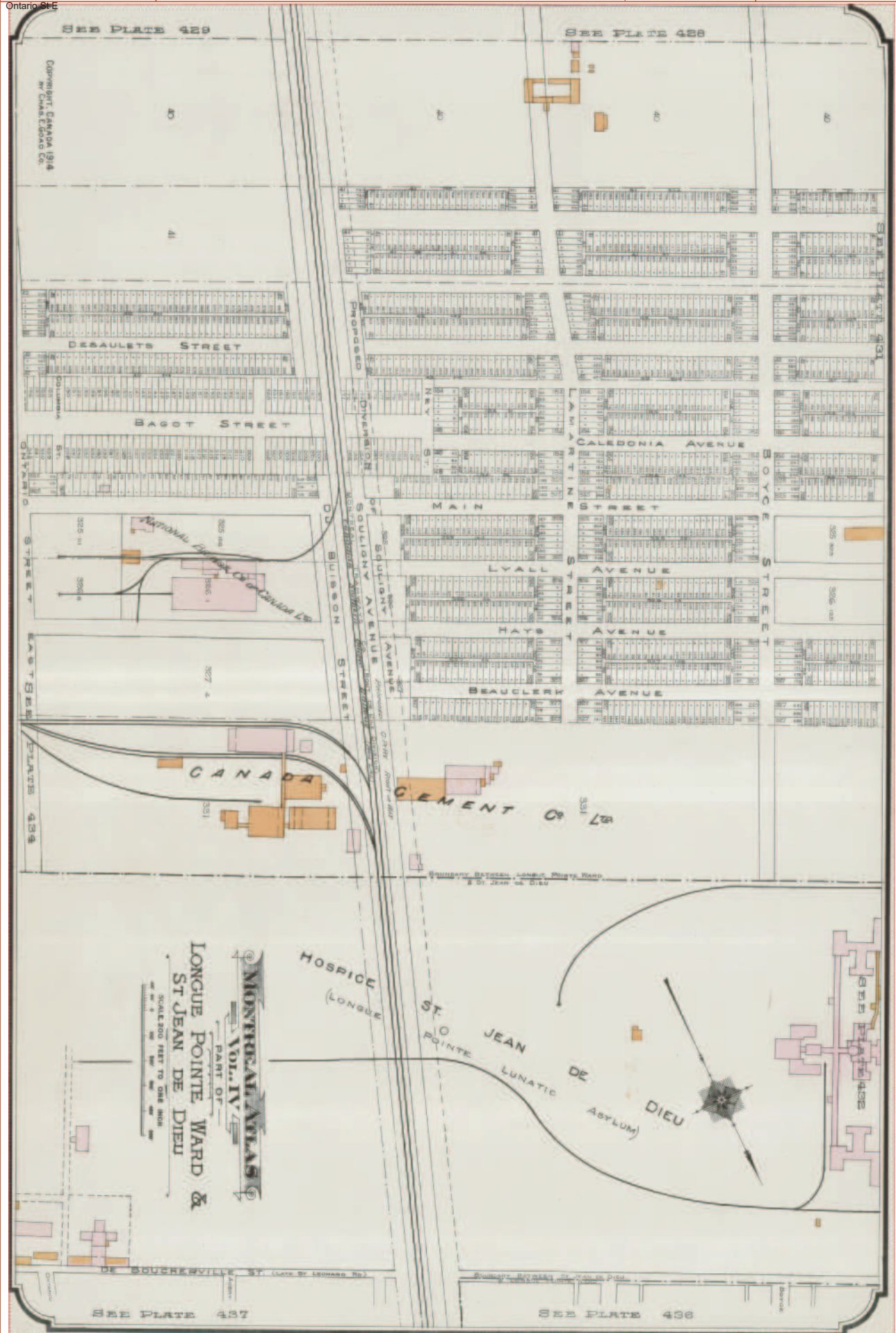
The detailed FIP is on the following page



SERVICE MARITIME
ET FERROVIAIRE DE

Av. Haig





1914 Volume: Atlas of Montreal and vicinity, Vol4,
1914 Firemap: 434
Montreal Plan: 2561 (1914)
Sheet: 434 (1914)

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OPTA INFORMATION INTELLIGENCE

FIP Locator Map

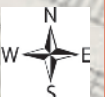
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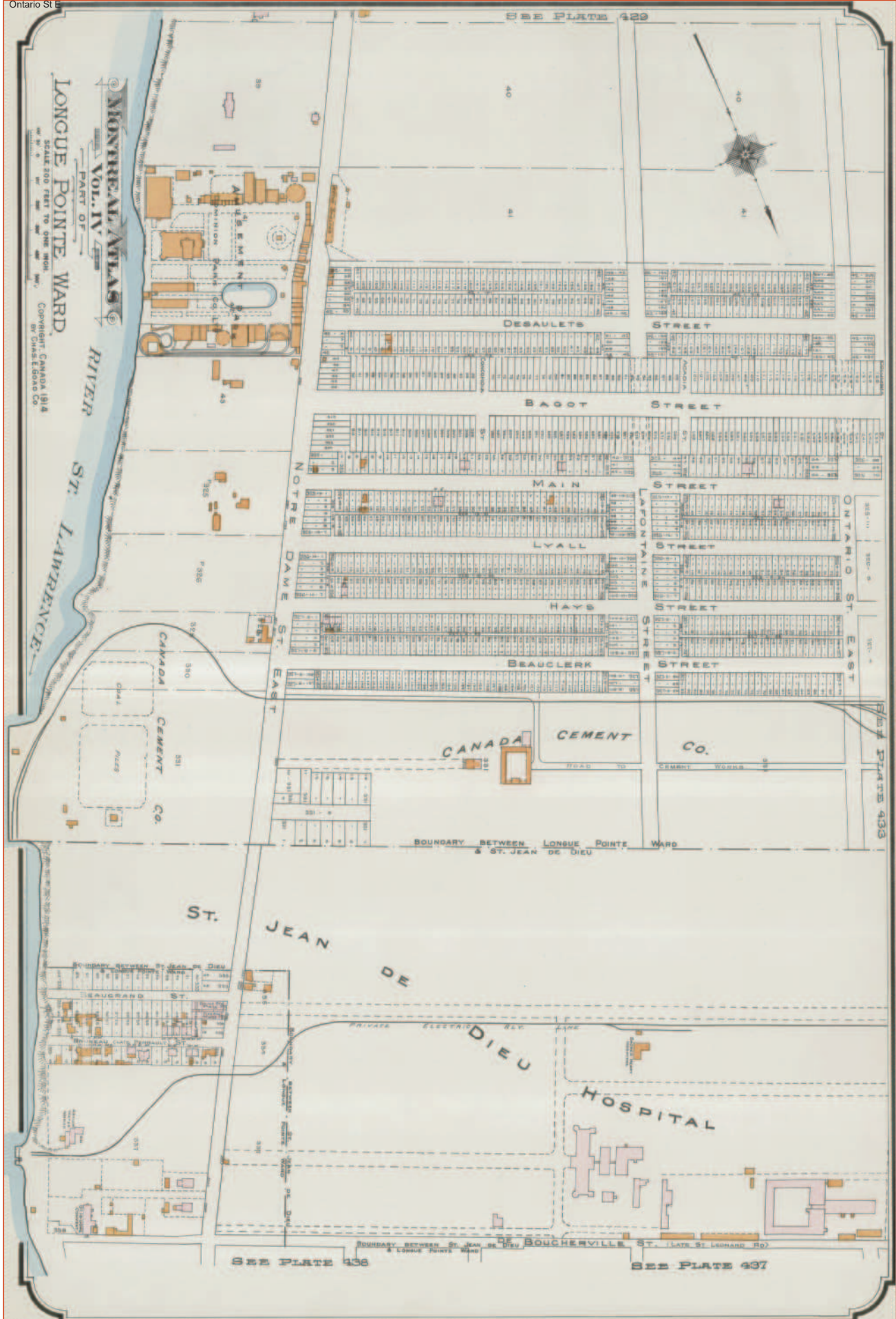


SERVICE MARITIME
ET FERROVIAIRE DE...

Rue des Fe

Av. Haig





1914 Volume: Montreal, Quebec, 1914, 8 Firemap:
811

Montreal Plan: 2776 (1914)

Sheet: 811 (1914)

Requested by:

Mathilde Bonnin

Date Completed: 05/28/2024 18:03:49



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FIP Locator Map

The detailed FIP is on the following page



SERVICE MARITIME
ET FERROVIAIRE DE...

Rue des Futailles

Av. Haig

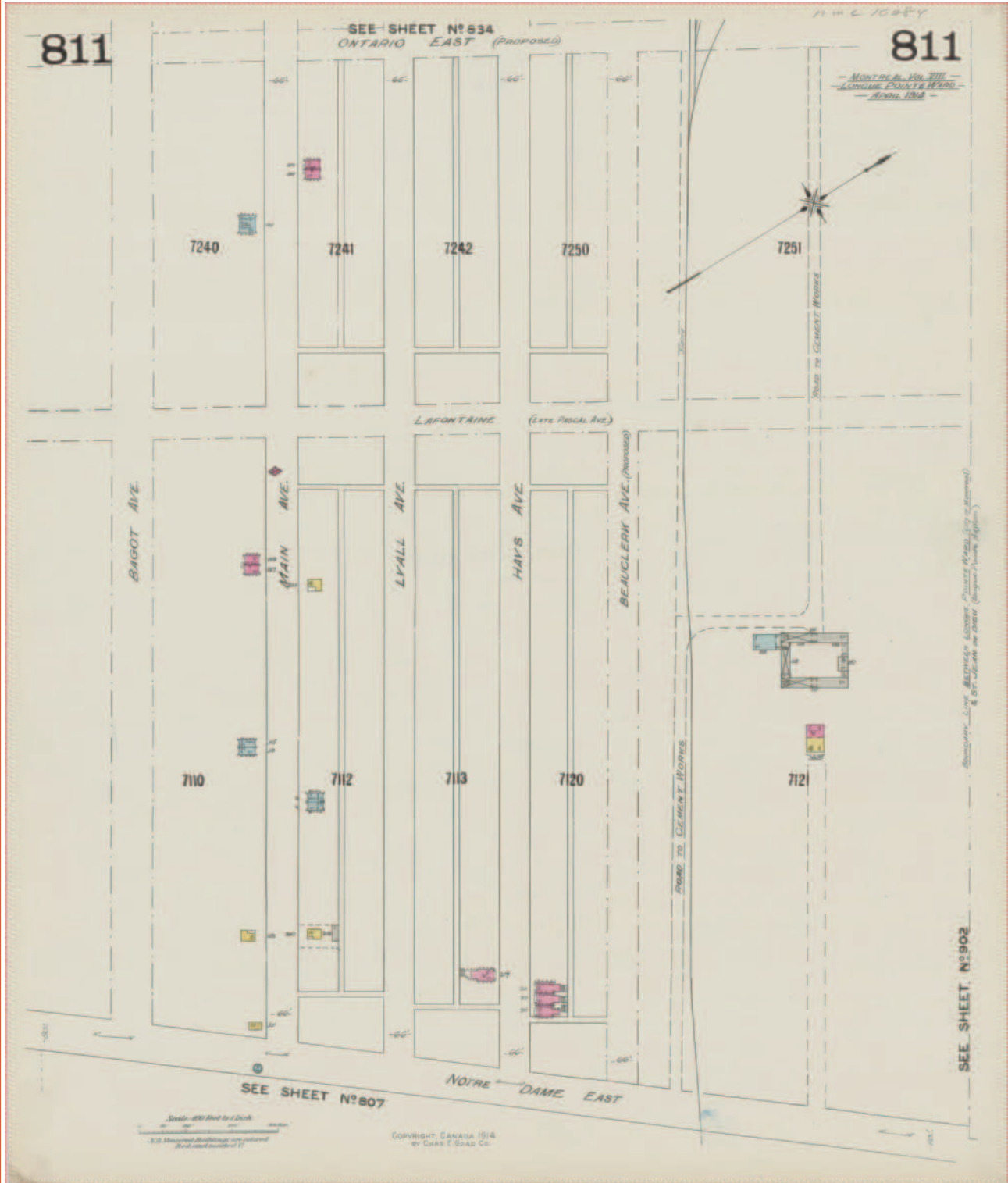
Av.

811

Rue des Futailles

811

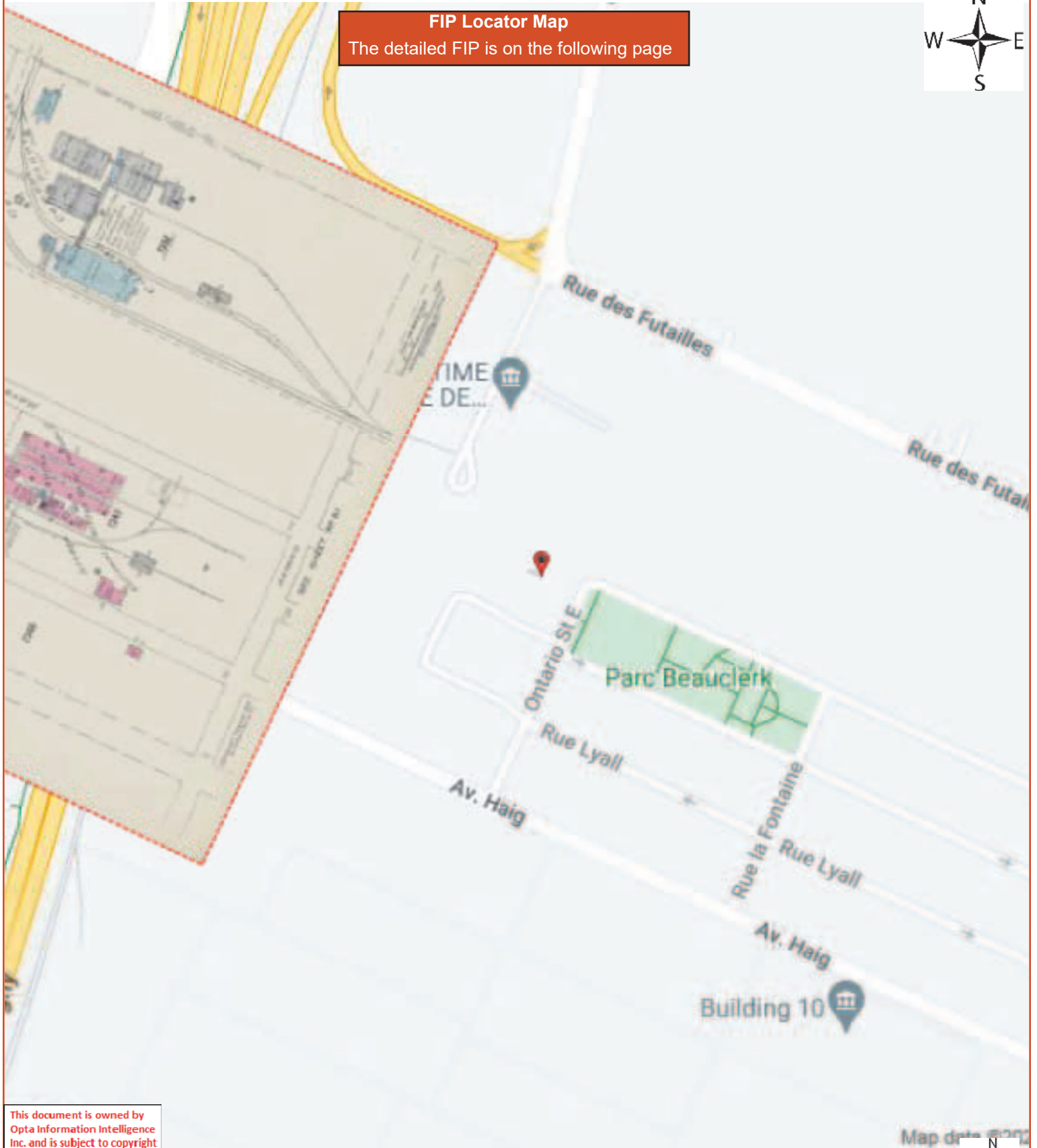


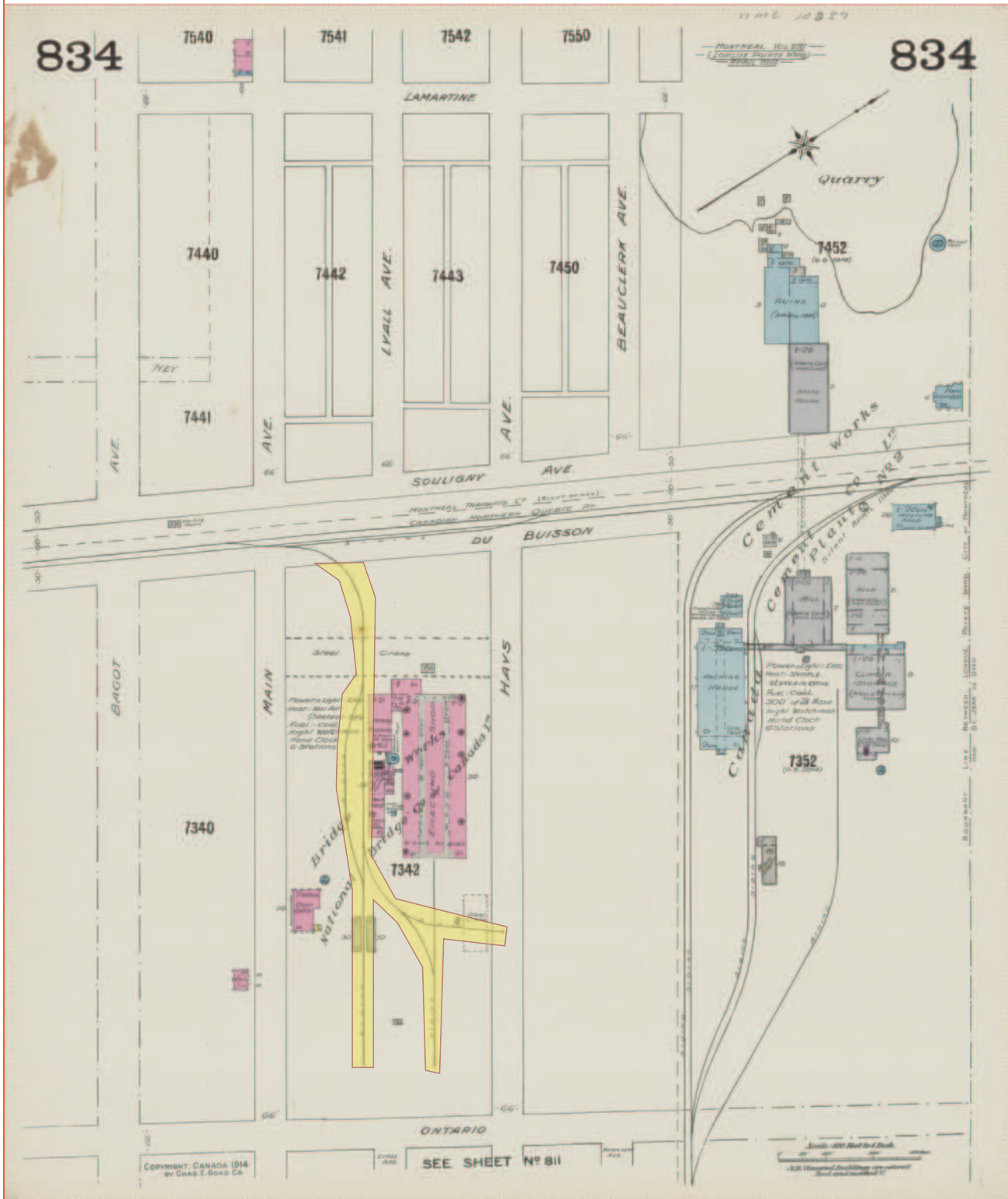




FIP Locator Map

The detailed FIP is on the following page







FIP Locator Map

The detailed FIP is on the following page

SERVICE MARITIME
ET FERROVIAIRE DE...

Rue des Futailles

Rue des Futailles

Av. Haig

Parc Beauclerk

Ontario St E

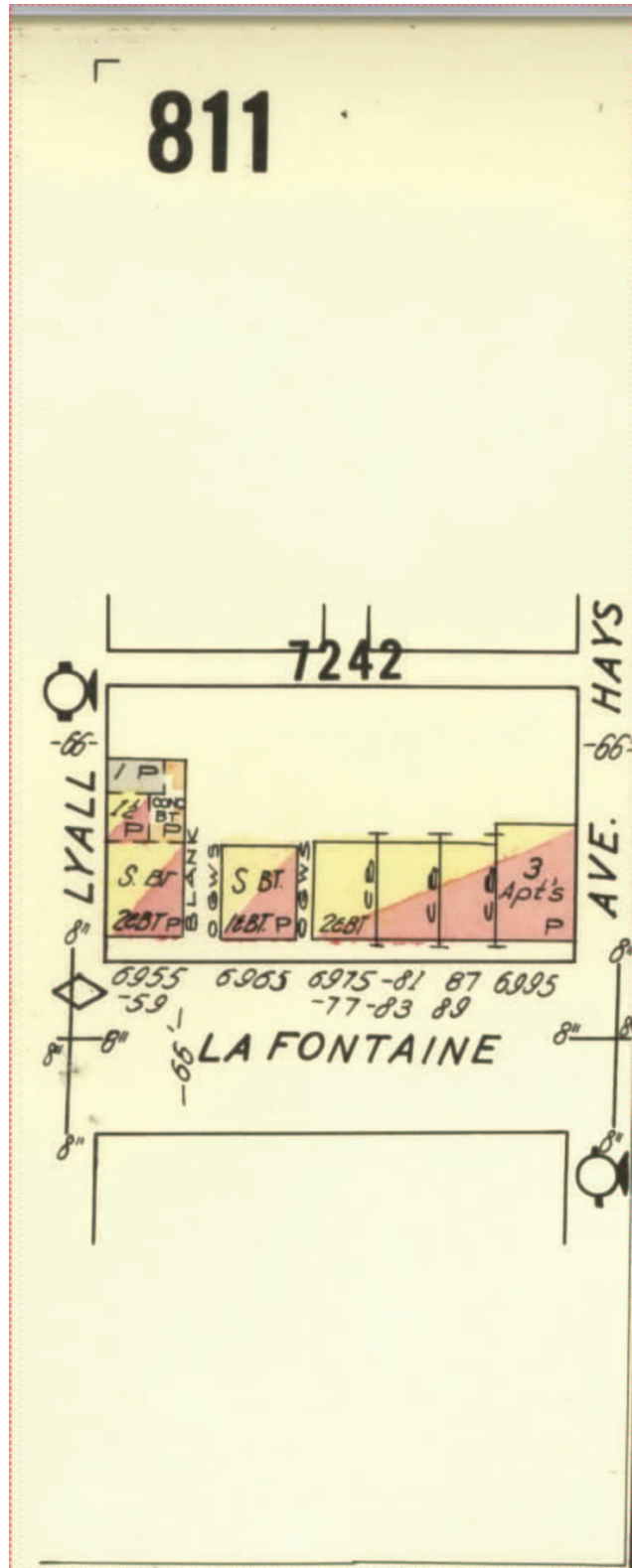
Rue Lyall

Av. Haig

Rue la Lyall

Av. Haig

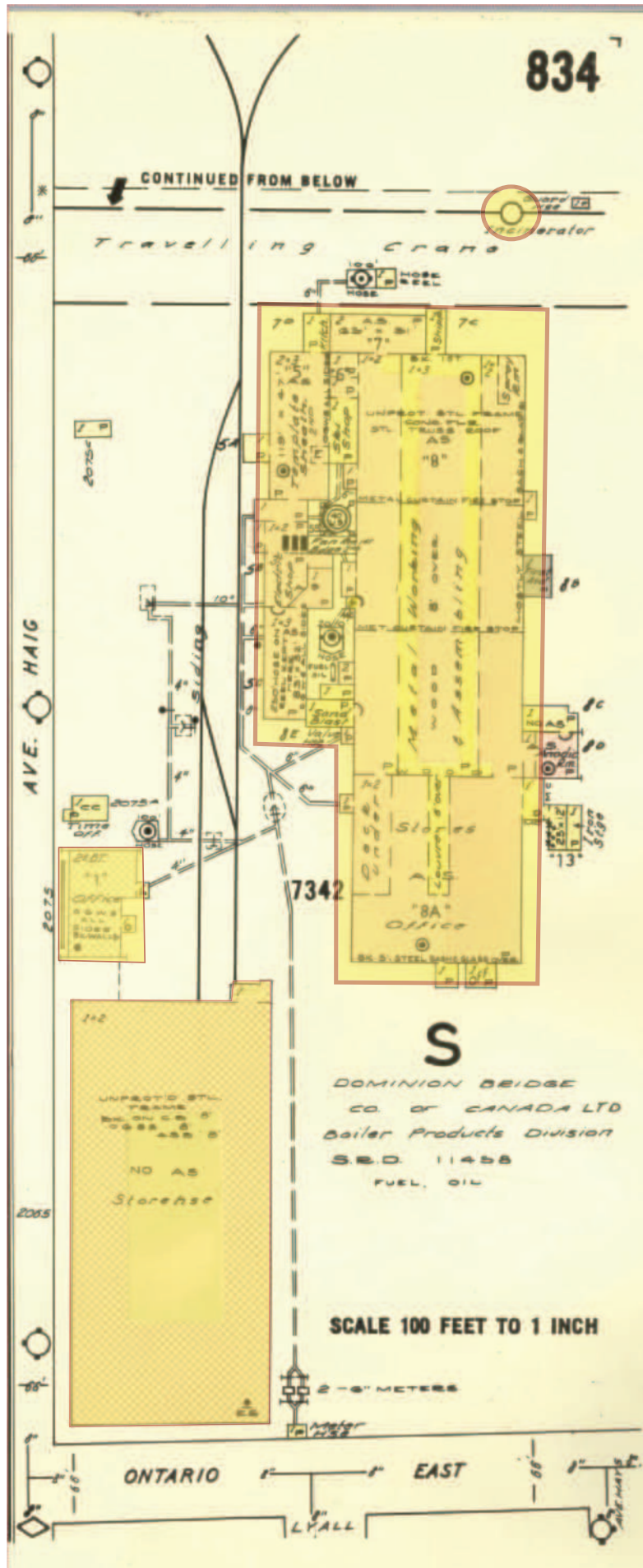
Building 10



FIP Locator Map

The detailed FIP is on the following page





**Inspection Report - 1975 7025 Ontario St E Montreal
ON H1N2B3**

Requested by:

Mathilde Bonnin

Date Completed: 05/28/2024 18:03:49



OPTA INFORMATION INTELLIGENCE

Inspection Report - 1975 7025 Ontario St E Montreal ON H1N2B3



**GROUPEMENT TECHNIQUE DES ASSUREURS
INSURERS' ADVISORY ORGANIZATION**

CONFIDENTIEL
CONFIDENTIAL

**RAPPORT D'INSPECTION
INSPECTION REPORT**

MONTREAL, QUE.

Dossier No 11158
File No.Annexer à (62)
Attach toBureau de service: C H Q S T F T/A
Service Office:Carte vérifiée
Map Checked ☒Corr. Oui ☒ Non ☐
Corr. Yes

P Sh. S Bl.

PSP NOP ☐Plan ci-joint
Plan att. ☐Plan à GTA
Filed at IAO ☒

DIVISION DES	(RISQUES SPÉCIAUX SPECIAL RISKS)	☒	DIVISION
	(EXTINCTEURS AUTOMATIQUES EN SERVICE SPRINKLER PROTECTION IN SERVICE)		
	(Oui ☒ Non ☐ En partie seulement ☐ Yes No Partly)		
	(RISQUES IND. ET PARTICULIERS (sans ext. aut.))	☐	
	(MFG. & SPECIAL HAZARDS)		

Désignation du risque:
Name of Risk:

UNITED AUTO PARTS & CANADIAN AUTOMOTIVE WAREHOUSING LTD.

Situation:
Location:2085 Haig St.
Montreal, Que.Représentant:
Surveyed by:

G. Brazeau

Date: September 29th & October 6th, 1975

1.

AFFECTATION
OCCUPANCY

(a) Warehouse of car parts.

(b) Classe du risque: - Moyenne	☐	Supérieure	☒	Inférieure	☐
Grading of risk in Class - Average		Above		Below	

2.

CONSTRUCTION

(a) Voir feuille des Divisions d'incendie
See Multiple Fire Section Sheet ☒Division d'incendie unique
Single Fire Division ☐(b) Bâti en _____ Rajouts _____
Built in: AdditionsEtat: Bon ☐ Passable ☐ Mauvais ☐
Repair: Good Fair Poor(c) Hauteur: Sa-sol ☐ Etage(s) _____ Pi.
Height: Bst. _____ Sto. (s) _____ Ft.(d) Murs: _____
Walls:(e) Planchers: _____
Floors:(f) Toit: _____
Roof:

(g) Acier de support: Aucun ☐	
Supporting Steel: None	
Suffisamment protégé	Oui ☐ Non ☒
Adequately protected	Yes No

(h) Surface totale du rez-de-chaussée _____ pi²
Total Grade Floor Area: Sq. Ft.(i) Communications verticales: Aucune ☐
Vertical openings: NoneProt. en partie ☒ Non protégées ☐
Partially UnprotectedEnfermées ☐ Isolées ☐
Shut-off Cut-off

(j) Revêtement intérieur: Interior Finish:	Aucun	Open	Incombustible	Combustible
Murs	☐	%	☐	%
Walls	☐	%	☐	%
Plafonds	☐	%	☐	%
Ceilings	☐	%	☐	%

(k) Espaces cachés combustibles: Combustible concealed spaces:

Aucun ☒ Peu importants ☐ Considérables ☐
None Minor Major

Espaces cachés incombustibles: Non-combustible concealed spaces:	Aucun ☐	Peu importants ☐	Considérables ☐
	None	Minor	Major

(l) Évacuation de la fumée et de l'air chaud
Smoke and Heat Venting:Appropriée: Oui ☒ Non ☐
Adequate: Yes No

11458 (1)

-2-

3.

RISQUES
HAZARDS

	Néant None	Sûrs Safe	Peu sûrs Unsafe				
(a) Risques normaux Common Hazards		☒	☐	Installation de chauffage Heating:	Aucune None	☐	Apport de chaleur de l'extérieur Borrowed
(b) Risques particuliers Special Hazards	☐	☒	☐	Portant étiquette Labelled	☒	Sans étiquette Unlabelled	☐
(c) Substances radioactives Radioactive Material	☒	☐	☐	Au gaz Gas	☒	Au mazout Oil	☒
(d) Stockage de grande hauteur High Piling	☐	☒	☐	Chaudière Boiler	☒	Générateurs d'air chaud Hot Air Furnaces	☐
(e) Entretien Housekeeping		☒	☐	Isolée In cut-off	☐	Enfermée In shut-off	☐
(f) Matières dangereuses Hazardous Material	☐	☒	☐	En espace libre Open	☐	Dans une salle Room	☐
				Autre Other	☐		☐
				Cheminées et conduits de fumée: Chimneys and Flues:			
				Standard	Oui Yes	☒	Non No
							☐

- (g) Risques de voisinage: Light all around from open field, a parking lot and from a military base and residences 40' to 60' away.
Exposures:

	Aucun None	Faibles Light	Moyens Moderate	Elevés Severe	Protection requise Protection required	Protection existante Protection provided
Nord: North:	☐	☒	☐	☐	Oui Yes	☐
Sud: South:	☐	☒	☐	☐	Oui Yes	☐
Est: East:	☐	☒	☐	☐	Oui Yes	☐
Ouest: West:	☐	☒	☐	☐	Oui Yes	☐

- (h) Affaires: Intenses ☒ Modérées ☐ Calmes ☐
Activity: Busy Moderate Quiet
Hrs/jour Hrs/Day 7 Jours/se.m. Days/Week 5 Interrompues ☐
Silent

- (i) Travaux courants de soudure
Maintenance Welding

Oui ☒
Yes No

Système de permis
Permit system used

Oui ☐
Yes No

- (j) Permission de fumer restreinte
Smoking Restricted

Oui ☐
Yes No

- (k) Matériel électronique de traitement de l'information
Electronic Data Processing Equipment

Oui ☐
Yes No

- (l) Description des opérations:
Process Description:

The general process in both warehouses consists mainly of high piling or car products. In warehouse No. 1 mufflers are piled on metal racks up to 12'. The racks are 4' wide, stock is well skidded and the floors are drained. The warehouse is fully sprinklered and there also is hose and standpipe protection. In warehouse No. 2 car parts and some oil products are stored on metal shelves about 18' high. In the machine shop engines are rebuilt. A dip tank filled with oil is used for cleaning parts. The dip tank is equipped with a fusible link on the cover. There are three lift trucks; two are electric and one is propane driven. The propane cylinders are chained and stored near an exit.

4.

PROTECTION

(a) Installation d'extincteurs automatiques

Sprinklers:

- (i) Superficie protégée 98 % Sous eau: 100 % A air comprimé: _____ %
Area Sprinklered: Wet: Dry:
- (ii) Année des têtes: 100 % 1973 : _____ %
Date of Sprinklers:
- (iii) Protection appropriée contre le gel: Oui ☒ Non ☐
Adequate protection against freezing: Yes No
- (iv) Têtes supplémentaires requises: Oui ☒ Non ☐
Additional sprinklers required: Yes No
- (v) Équipement standard: Oui ☒ Non ☐
Sprinkler equipment standard: Yes No
- (vi) Dispositifs d'alarme: Serv. complet de surv. approuvé par les U. L. ☒ INTÉRIEURS ☒ AUTRE ☐
Alarms: U. L. app. full sup. service LOCAL OTHER
- (vii) Sources d'eau (a) Classement d'ensemble: Standard ☒ Passable ☐ Insuffisante ☐
Water Supplies Overall grading: Fair Poor
- (b) Source principale: Municipale ☒ Privée ☐
Primary Municipal Private
- (c) Source secondaire: Standard ☒ Passable ☐ Insuffisante ☐
Secondary Indispensable ☐ Oui ☐ Non ☐
Required Required Yes No
- (viii) Détails supplémentaires sur l'installation: Oui ☐ Non ☒
Additional System details: No
- Raccord pompier: Oui ☒ Non ☐
Fire Department Pumper Connection Yes No

(b) Autres moyensOther

- | | Standard | Non standard | Néant
None |
|--|--|--------------------------|-------------------------------------|
| (i) Extincteurs portatifs
Extinguishers | ☒ | ☐ | ☐ |
| (ii) Robinets d'incendie armés
Standpipe and Hose | ☒ | ☐ | ☐ |
| (iii) Service de veille
Watchman Service | ☐ | ☐ | ☒ |
| Rondes contrôlées
Forced tour system | Oui ☐ Non ☒ | | |
| (iv) Équipement et appareils spéciaux
Special Equipment and Apparatus | ☐ | ☐ | ☒ |

(c) Protection extérieureOutside

- (i) Poteaux d'incendie Publics: Standard ☒ Non standard ☐ Néant ☐
Hydrants Public: Standard ☒ Non standard ☐ Néant ☐
Privés: Standard ☒ Non standard ☐ Néant ☐
Private: Standard ☒ Non standard ☐ Néant ☐
Soumis à un essai: Oui ☒ Non ☐
Tested: Yes No
- (ii) Pompiers Service public: Professionnels ☒ Volontaires ☐ Néant ☐
Fire Department Public: Paid Volunteer None
Équipe privée: Oui ☐ Non ☒
Private: Yes No
Distance au poste: _____ milles
Dist. to Fire Hall: 2 milles
- (iii) Accessibilité: Bonne Passable Mauvaise
Accessibility: Good Fair Poor
- à la propriété ☒ ☐ ☐
To Property:
- au bâtiment ☒ ☐ ☐
Into Building:

5.

COUVERTURE SUPPLÉMENTAIRE
EXTENDED COVERAGE

- (a) Tempête — Risques inhabituels: Oui ☐ Non ☒
Windstorm — Unusual Hazards: Yes ☐ No ☒
- (b) Foudre — Faits inhabituels: Oui ☐ Non ☒ Mise à la terre appropriée: Oui ☒ Non ☐
Lightning — Unusual Features: Yes ☐ No ☒ Properly Grounded: Yes ☒ No ☐
- (c) Explosion — Faits inhabituels: Oui ☐ Non ☒
Explosion — Unusual Features: Yes ☐ No ☒
- (d) Fuites des extincteurs automatiques:
Sprinkler Leakage:
- Stock surélevé ou sur étagères: Oui ☒ Non ☐
Stock skidded or shelved: Yes ☒ No ☐
- Vidange de sol: Oui ☒ Non ☐
Floors Drained: Yes ☒ No ☐
- (e) Emeutes, actes de vandalisme, actes malveillants:
Riot, Vandalism, Malicious Acts:
- Accès restreint: Oui ☐ Non ☒ Surveillance par gardiens: Oui ☐ Non ☒ Cours éclairées: Oui ☒ Non ☐
Access restricted: Yes ☐ No ☒ Guard Supervised: Yes ☐ No ☒ Yards lit: Yes ☒ No ☐
- Etablissement éloigné des lieux habités: Oui ☐ Non ☒ Vacant ☐ En chômage
Remote from populated areas: Yes ☐ No ☒ Silent ☐

6.

INTERRUPTION DES AFFAIRES
BUSINESS INTERRUPTION

(Si le cas s'applique, décrire en détail ci-dessous).
(If answer is "Yes" - describe in detail below).

- (a) Affaires saisonnières: Oui ☐ Non ☒ (f) Production par un seul ensemble de machines: Oui ☐ Non ☒
Seasonal: Yes ☐ No ☒ Single Train Production: Yes ☐ No ☒
- (b) Activité 7 hres/jour 5 jours/sem.
Operation: Hrs/Day Days/Week (g) Machinerie essentielle hors série: Oui ☐ Non ☒
Vital Machinery Custom made: Yes ☐ No ☒
- (c) Dépendance: Oui ☐ Non ☒ Temps requis pour la remplacer N/A
Interdependency: Yes ☐ No ☒ Replacement Time: N/A
- (d) Matières premières provenant surtout
Raw Materials mainly
- de l'extérieur ☐ du pays ☒ (h) Source d'énergie privée: Oui ☐ Non ☒
Foreign Domestic Alternative Power Source: Yes ☐ No ☒
- Réserves pour two months (i) Appareils anti-pollution exigés pour la
Stock on hand for: two months fabrication: Oui ☐ Non ☒
Production dependent on pollution control
Temps requis pour remplacer le stock immediately Equipment: Yes ☐ No ☒
Stock Replacement Time: immediately
- (e) Programmation mécanographiée: Oui ☐ Non ☒ (j) Autres détails importants: Oui ☐ Non ☒
Computerized Programming: Yes ☐ No ☒ Other important Features: Yes ☐ No ☒

DÉTAILS
BUSINESS INTERRUPTION DETAILS

Stock is mainly domestic.

LOCATAIRES:

TENANTS: None.

7.

LACUNES
UNDESIRABLE FEATURES

Principales:

Prominent: None.

Autres:

Other: None.

8.

DÉTAILS
REPORT DETAILS

3.a) Common hazards

Fairly safe. Two low pressure steam boilers fired by Underwriters' labelled burner and fed from 3,000 and 4,000 gallons masonry enclosed tanks. Tanks are covered with sand. Boilers are in open in a sprinklered room. Some sections are heated by Underwriters' labelled unit heaters fed by natural gas pipes. Smoking is restricted in hazardous locations. Electric wiring is in good order.

3.d) High piling

All the stock which is high piled is classified as ordinary hazard, group 1.

3.f) Hazardous materials

About 200 to 300 gallons of paint thinners in sealed containers on wooden pallets in a 40' by 50' sprinklered, shut-off storage room. No smoking in area. No dispensing or transferring of liquid.

3.i) Maintenance welding

Some welding is done in the machine shop. Both cylinders are well chained and there is a good supply of fire extinguishers on hand.

4.a)vi Alarms

Complete central sprinkler supervisory service by Amplitrol. Local and electric water rotary gong.

4.a)vii Water supplies

Water requirements are 1,200 U.S. GPM at 52 P.S.I. at the city connection. From our last water test there is 1,200 U.S. GPM at 52 P.S.I. Static pressure of 65 P.S.I. with a drop of 5-10 P.S.I. when 2" drain is open.

4.a)viii Additional system details

Six alarm valves. All the valves are central automatic sprinkler model 1973. A total of 653 sprinkler heads were installed per system.

9. LOCATAIRES:
TENANTS:AUCUN
NONEVOIR LISTE CI-JOINTE
SEE ATTACHED LIST

FEUILLE DES DIVISIONS D'INCENDIE
MULTIPLE FIRE SECTION SHEET

Dossier No 11458 (1)
File No. * -6-

Proportion de l'établissement exposée à un même sinistre _____
Amount of Risk Subject to One Fire

Bât. no Bldg. No.	1	2	3	4
Ext. aut. % % A. S.	100%	99%	—	—
Affectation Occupancy	Office, warehouse & garage	Machine shop, boiler room, warehouse & offices	Offices	Offices
Année de construction et état Year of construction and repair	1957 & 1973 Good repair	1901 & 1972 Good repair	1930 Good	1973
Hauteur Height	1 storey 25'	1=2, 1=3, 1=4 max. height= 45'	1=2 24'	1=2 25'
Surface totale de plancher en 000 pi ² Total Floor Area in M Sq. Ft.	60,000	90,000	4,000	16,000
Murs Walls	100% concrete block	90% sandwich wall with fiberglass, 10% bricks	100% brick	100% poured conc.
Revêtement Finish	100% open	100% open	100% plasterboard	100% plasterboard
(Murs Walls	100% open	25% mill	100% plasterboard	100% plasterboard
(Plafonds Ceiling	90% open	50% 3" plank	100% plasterboard	100% plasterboard
(Ceiling	10% n.c. tiles	25% open	100% n.c. tile	100% n.c. tile
Construction	Concrete slabs on exposed steel	Wood joist roof on E.S. & 25 stl. deck	Wood joist roof	Poured concrete
(Toit Roof	Concrete	Concrete	Concrete	Concrete
(Planchers Floors	Concrete	Concrete	Concrete	Concrete
Couverture Roof Covering	100% patent	45% patent 55% tin	Patent on boards	T & G on concrete
Supports	Steel beams	Steel beams	None	None
Protection des comm. verticales Protection of Vertical Openings	None	None	Heat detectors	Heat detectors
Espaces cachés combustibles Combustible Concealed Spaces	None	None	Roof space	Ceiling space over tiles
Evacuation de la fumée et de l'air chaud Smoke and Heat Venting	Skylights	Vents	Windows	Windows
*Divisions d'incendie *Fire Divisions	1	1	1	1

*UNE MÊME LETTRE DÉNOTE UNE MÊME DIVISION D'INCENDIE - *LETTER DENOTES ONE FIRE DIVISION AREA

Siteplan Report - 1975 7025 Ontario St E Montreal
ON H1N2B3

Requested by:

Mathilde Bonnin

Date Completed: 05/28/2024 18:03:49

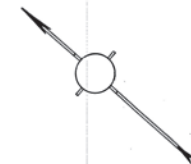
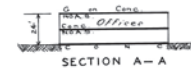
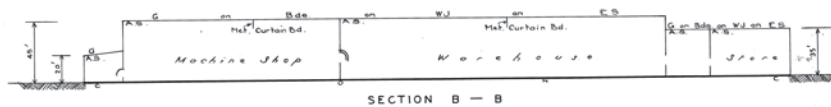


OPTA INFORMATION INTELLIGENCE

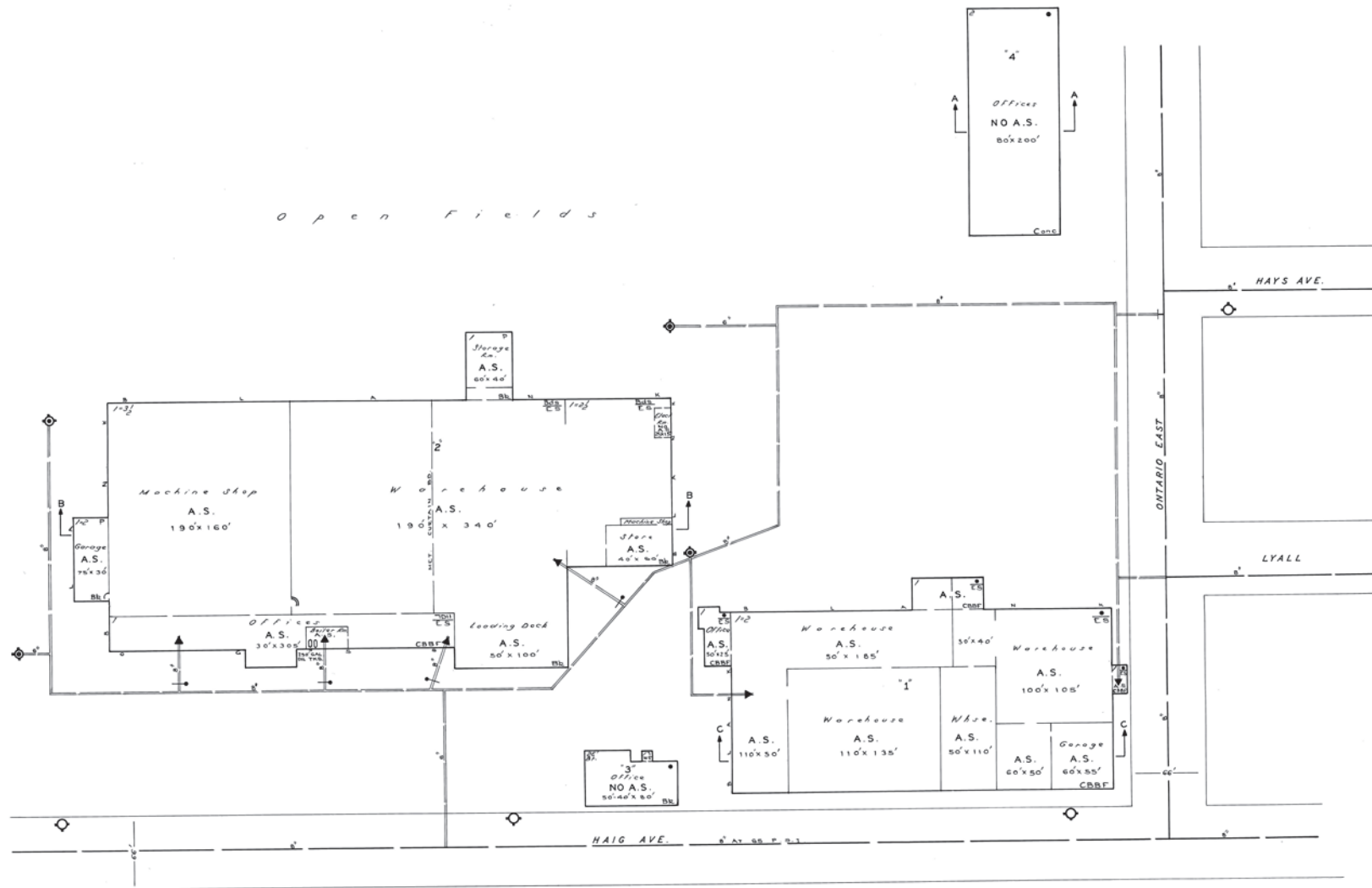
Siteplan Report - 1975 7025 Ontario St E Montreal ON H1N2B3



REVISED	DATE	BY



Open Fields



GOV. OF CANADA
LONGUE POINTE ORDNANCE DEPOT

DOSSIER NO. 11458
FILE NO.

UNITED AUTO PARTS INC.
MONTREAL, QUEBEC



ECHELLE
SCALE 1"=50'
DATE OCT. 1975
REPRÉSENTANT
FIELD REP. G.B.
GROUPEMENT TECHNIQUE DES ASSUREURS
INSURERS' ADVISORY ORGANIZATION
DIVISION DES RISQUES SPÉCIAUX
SPECIAL RISKS DIVISION
MONTREAL

RÉFÉRENCE AU PLAN
PLAN REFERENCE VOL. 9
PAGE
SHEET 834
SECTION
BLOCK 7342

Ce rapport est une copie fragmentée de la version signée du 19 juillet 2024

Page: 26

Project Name: HQ_ED300_Ligne
NotreDameHochelaga

Project #: CA0026301.5707

P.O. #: Lot 6037556_7025

Ontario St E

Ce rapport est une copie fragmentaire de la version signée du 19 juillet 2024

ENVIROSCAN Report

**Inspection Report - 1942 7025 Ontario St E Montreal
ON H1N2B3**

Requested by:

Mathilde Bonnin

Date Completed: 05/28/2024 18:03:49



OPTA INFORMATION INTELLIGENCE

Inspection Report - 1942 7025 Ontario St E Montreal ON H1N2B3

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(CONFIDENTIAL)

MONTREAL, QUEBEC.
V.8. S.834.
B. 7342.
FILE NO.11458. (47)
MAP MAINLY CORRECT.
PLAN ON FILE WITH
C.U.A.

~~NOZZY INSPECTION~~

CANADIAN UNDERWRITERS' ASSOCIATION
SPRINKLERED RISK DEPARTMENT
MONTREAL OFFICE
RE-INSPECTION REPORT NO.28.

SUPERSEDING ALL PREVIOUS RE-INSPECTION REPORTS.

INSPECTED - FEBRUARY 4, 1942. INSPECTOR - M.BEAUDRY.
LAST INSPECTION - SEPTEMBER 25, 1941.

NAME OF RISK
NOORDUYN AVIATION LIMITED.
(NATIONAL BRIDGE CO. OF CANADA LTD.
BUILDING OWNERS).

LOCATION - 2075 Haig Avenue through to Hays Avenue near C.N.R. tracks,
MONTREAL, QUEBEC.
CLASS OF RISK - Brick, (small part frame or fireproof), metal clad
aeroplane parts plant. Operating night and day, six days
per week.

CHANGES SINCE LAST INSPECTION -

CHANGES - None of note, except that some machines have been removed
from risk and recommendations concerning them are withdrawn
from report.

IMPROVEMENTS - A few minor recommendations have received attention.

REMARKS - COMMON HAZARDS - Because of lack of standard cut off
between Fan Room, Boiler Room and Main Shop and lack of
damper in Main duct of heating system a fire or an explosion
originating in Fan Room or in Boiler Room would probably
spread to entire shop No.8 through heating ducts.
(Recommendations are submitted).

SPECIAL HAZARDS - Fan from spray booth discharges outside
at a few feet above ground level. An incinerator is located
approximately 100 ft. west of discharging opening and sparks
from incinerator or grass fires in the spring are considered
as serious fire hazards for spray booth.

FILE NO. 11458. NOORDUYN AVIATION LTD.

-2- C.U.A.

MATERIAL CHANGES SINCE ORIGINAL REPORT OF APRIL 2, 1940.

- 1940 - Various extensions made and sprinkler protection extended. Restaurant opened. Various departments and manufacturing features established.
- 1940 - CONSTRUCTION - One high storey frame and brick extension to Building 8A, 134 x 50 ft. in area erected. Sprinklered. New one storey, 50 x 20 ft. frame Sand Blast Building erected adjoining Anodio Building at west. Sprinklered.
- SPRINKLER PROTECTION - Made wet pipe. No alarms

BRIEF DESCRIPTION -

HEIGHT - One, one equals two, and two storey part with roof space.

AREA - 30 to 480 ft. x 65 to 184 ft. 121 x 47 ft. 179 x 34 to 54 ft. 86 x 45 ft. with 50 ft. extension underway.

WALLS - 85% brick, 10% frame, 5% corrugated iron on steel; finish open except close plaster in office.

CONSTRUCTION - 79% plank on unprotected steel, 17% reinforced concrete, 7% joist; finish open.

FIRE SECTIONS - In three adjoining and communicating areas fairly to indifferently cut off, each 66,614 sq. ft. 9,299 sq. ft. and 3,310 sq. ft. and detached office building 4,250 sq. ft. with minor detached sheds.

ERECTED - 1908 originally with recent extensions.

REPAIR - Fairly good.

COMMON HAZARDS - Light and fairly guarded with hot air heating system without dampers in ducts. Stoves in detached sheds poorly set up.

SPECIAL HAZARDS - Moderate and fairly guarded, including some woodworking for wings and templates, use of oxy-acetylene under sub-standard conditions and electric welding, spray coating of metal, forge foundry and general machine shop work. Use of carbon tetrachloride for cleaning purposes,

in covered pans in main building. Fuel oil in Foundry.

Unlabelled burners. Storage of main supply of lacquers, thinners, etc. in outside fire resistive vault. Sand

blasting. Claim no more magnesium alloys are machined.

Coal fired kitchen range well set up. Use of linseed oil for fuselage testing with electrically heated oil heater

well set up. Small amount of ~~chromium~~ chromium plating.

Use of electric plates poorly set up.

CARE AND CLEANLINESS - Good and under good management.

VERTICAL OPENINGS - Open stairs in office building and fairly shut off in templet shop. Trapped hoistway.

AUTOMATIC SPRINKLER PROTECTION - Estimated 85% of area and value equipped, wet pipe system. Niagara "B" 1915 with few Esty "B" 1918, 1939 and 1940 Rockwood "D" 1921 and Reliable "B" 1940 sprinklers. Four Grinnell "C" and a Grinnell "B" dry pipe valves in risers but with internal parts removed making systems wet pipe.

PORTIONS SHUT OFF IN WINTER - None. 15 ft. h. 4' E. to main to #9

" in frame where #8A

and also highly
inflammable
in open pots + cans.
(various)
Storage of 1000 gal
of drums and 5 gal
cans of solvents, dopes
etc.
etc. 1000 gal of fuel
oil, 5 gal of
and fairly dopes, thinner
etc. etc. etc. etc.

Electric heated
open for
main pipe
left

FILE NO. 11458.

NOORDUYN AVIATION LIMITED.

-3-

C.U.A.

PORTIONS UNSPRINKLERED - Estimated 15% of area and value viz., detached fireproof office building with joisted roof space and former transformer house, few frame and frame metal clad sheds. Two adjoining, balance detached.

WATER SUPPLIES - 8 inch connection with 3,500 ft. run from 16 inch street main 70 lbs. pressure with two 6 inch Leeds meters in parallel. 40,000 U.S. gallons steel gravity tank 12 ft. above highest sprinklers in Main Building.

SPRINKLER EQUIPMENT in working order. Generally good supervision. Fair knowledge of fire appliances by owners' resident representative. Good care and cleanliness of plant. Good care of fire appliances.

ALARM SERVICE - Good night watch service with connections to Central Station of Dominion Electric Protection Company. No alarms from sprinkler systems. Special guards on outside patrol of property. Special fire alarm with 17 push-buttons scattered throughout property.

OTHER PROTECTION - Outside - Public and private fair.
Inside - Good.

AS A SPRINKLERED RISK IN CLASS - Good.

DISTRIBUTION OF VALUES - Values not available, estimated 80% subject to one fire.

EXPOSURE - Light from detached unsprinklered buildings of insured with plant surrounded by open fields possibly subject to grass fires.

RECORD OF FIRES - There are said to have been few small fires under previous occupancy. No record of loss available.

DATE OF FIRE	DATE OF REPORT	LOSS
Dec. 2, 1940	Dec. 5, 1940	None
April 15, 1941	April 15, 1941	Not available.

RECORD OF SPRINKLER LEAKAGE AND/OR TORNADO AND WINDSTORM - There are said to have been none.

TENANTS -

NOORDUYN AVIATION occupy all buildings except approximately 65% of first floor Building No. 5 which is occupied by Northeastern Lunch Limited, as lunch room and short order kitchen.

ELECTRIC WIRING - Apparently in order. No certificate available.

FILE NO. 11458. NOORDUYN AVIATION LIMITED. -4- C.U.A.

PROMINENTLY DESIRABLE FEATURES - No exposure of account. Sprinkler equipment extends over 85% of risk. Good secondary supply. Good care of fire appliances. Good cleanliness. Business prosperous.

PROMINENTLY UNDESIRABLE FEATURES - Motors in sprinkler connection used for other than sprinkler service. Building unfavourable to control of fire by sprinklers because of large area and great height.

TESTS TO SHOW WATER SUPPLY IN ORDER - Drains open, city and tank tested separately.

	PREVIOUS REPORT		REMARKS
	STATIC	FLOW	
RISER	58	45	2" drain
DRY PIPE VALVE NO.1	63	50	" "
DRY PIPE VALVE NO.2	63	50	" "
DRY PIPE VALVE NO.3	67	55	" "
DRY PIPE VALVE NO.4	67	50	" "
DRY PIPE VALVE NO.5	- Full flow not possible. (Water backup).		" "
TANK PRESSURE	32	29	30

STATIC PRESSURE - Top lines from CITY SUPPLY + 40 lbs.

PRESSURES RESTORED PROMPTLY. TANK NOT OVERFLOWED.

SPRINKLER SYSTEM NOT OUT OF SERVICE SINCE LAST INSPECTION.

IMPROVEMENTS RECOMMENDED -

OUTSIDE PROTECTION -

- (a) Repair or replace defective hydrant in courtway between Buildings No.4 and No.8.
- (b) A clear road should be maintained around the plant during winter season. This applies particularly to north side of risk.
- (c) All hydrant caps, nuts, etc. to be uniform. At present largely square but one hydrant at least has five sided nuts on caps.

AUTOMATIC SPRINKLERS -

- (a) Rearrange drain from dry pipe valve No.5 in Building No.5 to permit of full flow test and install check in connecting pipe to prevent backing up of water.
- (b) The following additional sprinklers should be installed:- One under deck in Wing Shop on second floor Building No.5.

FILE NO. 111458. NOORDUYN AVIATION LIMITED. -5- C.U.A.

IMPROVEMENTS RECOMMENDED CONT'D.

AUTOMATIC SPRINKLERS CONT'D.

- (c) One line of sprinklers at south side of main heating duct in Fan Room.

COMMON HAZARDS -

- (a) Fan Room to be cut off from Boiler Room, Main Shop and Maintenance Shop by installing a labelled automatic fire door at communication to Boiler Room and bricking up to full thickness of wall opening to Maintenance Department.
- (b) Fan Room to be cut off from Main Shop by bricking up opening between pipe bridge and Main Shop to full thickness of wall and by providing a standard automatic damper in Main duct where same passes through wall of Main Shop.
- (c) Stoves in detached buildings to be properly installed on metal and asbestos with necessary insulation provided at smoke pipes. The same applies to forge in blacksmith's shop. Also smoke pipes to be properly supported by substantial metal straps.

SPECIAL HAZARDS -

- (a) The installation of acetylene and oxygen cylinders for torches should conform to regulations of the National Board for installation and operation of Gas Systems for Welding and Cutting.
- (b) Cover on linseed oil heating tank to be made automatic closing by means of chain and fusible link.
- (c) A metal duct extending to above roof and equipped with a clean-out trap at the bottom, to be installed on Fan Room spray booth. Deposit from lacquer spraying is highly inflammable and should not be allowed to accumulate on the ground near buildings.
- (d) Electric stove in first aid room to be equipped with a red pilot light. Table under and wall around stove to be protected with sheet metal and asbestos, leaving an air space between board and insulation.

GENERAL -

Replace top of tool room in Machine Shop with wire mesh or install sprinklers in room.

G.G.

**Inspection Report - 1998 7025 Ontario St E Montreal
ON H1N2B3**

Requested by:

Mathilde Bonnin

Date Completed: 05/28/2024 18:03:49



OPTA INFORMATION INTELLIGENCE

Inspection Report - 1998 7025 Ontario St E Montreal ON H1N2B3





CONFIDENTIEL
SERVICES INDIVIDUALISÉS
RAPPORT NARRATIF DE LOCATAIRE

DATE: 19 octobre 1998

CLIENT: La Mauricienne Société Mutuelle d'Assurances Générales

ÉTABLISSEMENT VISITÉ: A.D.F. REMAN
2105 avenue Haig
Montréal (Québec)
H1N 3C2

N° POLICE: E3531201301

PERSONNE CONTACTÉE: L'assuré

REPRÉSENTANT: Christian Cambiri

Conformément à votre demande, notre représentant Christian Cambiri, a visité l'établissement susmentionné le 22 septembre 1998.

Les recommandations ci-après découlent de cette visite et tiennent compte des conditions et des pratiques constatées de même que des renseignements et autres données fournis par le personnel de la direction au moment de la visite. Elles sont fondées sur des normes de prévention généralement reconnues.



- 2 -

REMARQUES

L'entreprise ci-haut mentionnée, est un locataire situé dans un bâtiment à multilocataires. Seul le local de votre assuré a été visité.

DESCRIPTION DES OPÉRATIONS

L'assuré loue un local de 2 536 mètres carrés (27 300 pieds carrés) comme atelier de réusinage de moteur diesel. On retrouve les machines d'usage soit des tours, meules, etc. Il y a deux fours de type Bayco. L'installation semble sûre et les fours sont équipés de dispositifs de sécurité. Il y a deux unités de lavage à eau chaude (sûr). On retrouve des postes de soudure (argon et oxygène/acétylène). Les bouteilles de réserve sont entreposées ensemble (voir les recommandations).

Bon état d'entretien général. La permission de fumer est non restreinte. Il y a seize employés qui travaillent de 8:00 à 17:00 du lundi au vendredi. L'assuré nous a indiqué qu'il quittait le local dans les deux prochains mois.

INFORMATIONS GÉNÉRALES SUR LE BÂTIMENT

Le bâtiment a une superficie totale de 14 678 mètres carrés (158 000 pieds carrés). Il est de construction combustible (murs de maçonnerie et toiture de bois sur supports d'acier) à 51% et de construction incombustible (structure d'acier avec toiture-terrasse de classe II (non confirmé) sur acier nu) à 49%. Il est considéré un seul compartiment d'incendie. La perte maximale possible et probable est de 100%. La construction originelle date de 1908. Il y a eu des rajouts en 1940, 1975, 1983 et 1988. Il n'y a aucun sous-sol. La partie bureau a deux étages. Le reste du risque n'est constitué que d'un seul étage. On retrouve des mezzanines toutefois elles occupent moins que 25% de la superficie totale.

Le chauffage est assuré à 75% par des aérothermes alimentés au gaz naturel et à 25% par des aérothermes électriques. Seulement la partie bureau est climatisée. L'installation électrique a été mise à jour au besoin. La protection est assurée par disjoncteurs (sûr). Aucun transformateur au BPC sur les lieux.

On retrouve des monte-charges et des escaliers allant aux bureaux et aux diverses mezzanines. Toutes les communications verticales sont ouvertes.



- 3 -

PROTECTION INCENDIE

Le risque est protégé à 98% par cinq réseaux d'extincteurs automatiques. L'ensemble de l'installation est sous-eau. La tuyauterie a été calculée selon les tables de tuyauterie à 70% et selon les calculs d'hydraulique à 30%. Des rénovations majeures ont été faites sur les réseaux en 1975. Les vannes d'alarme principale ainsi que les têtes ont été changées.

Pour le local de l'assuré, la protection est assurée par une soupape d'alarme de marque Central Automatic de modèle DA-1, US Patent 3-407-881 ayant un diamètre de 200 mm (8 po) datant de 1973. La conception a été faite par calculs selon les tables de tuyauterie. Les têtes d'extincteurs automatiques ont un orifice de 12,5 mm (1/2 po) et une température de fonctionnement de 71°C (165°F).

Pour cette affectation de risque ordinaire du groupe 2, les besoins en eau sont estimés à 3 800 L/min (1 000 usgpm) à une pression résiduelle de 310 kPa (45 psi) à la base de la colonne montante. Selon le dernier essai d'écoulement du drain de 50 mm (2 po) effectué par la compagnie Viking le 29 septembre 1997, la pression statique étant de 482 kPa (70 psi) et la pression résiduelle étant de 468 kPa (68 psi).

Selon le dernier essai hydraulique effectué dans le secteur, le débit requis est disponible à la pression résiduelle de 365 kPa (53 psi). La source d'eau est appropriée.

Les essais de vérification sur les installations d'extincteurs automatiques n'ont pas été effectués au moment de la visite. Toutefois, un représentant du propriétaire, Monsieur Guy Limoge, nous a affirmé que la firme Viking exécute les essais annuellement.

Le bâtiment est protégé par un réseau de conduites souterraines privées, comportant des poteaux d'incendie privés. Les essais sur ceux-ci sont effectués par la compagnie d'assurance du propriétaire foncier. Le diamètre de la tuyauterie est de 200 mm (8 po).

Il y a deux entrées d'eau distinctes. Une située sur la rue Haig et l'autre sur la rue Ontario. Une partie de la protection est en réseau bouclé, environ 70% et le reste, dont le local de l'assuré, est protégé par une conduite à sens unique sur une distance de 180 mètres (600 pieds).

Le bâtiment est de plus protégé par une alarme d'incendie et les installations d'extincteurs automatiques sont entièrement supervisées. Ces dispositifs sont reliés à la centrale d'alarme Honeywell (homologuée ULC).

À l'intérieur du local de l'assuré, il y a quelques obstructions et un petit local non protégé (voir les recommandations). La vanne d'alarme principale est à fermeture directe (lacune, aucune recommandation). Pas de raccord pompier (voir la recommandation).



- 4 -

RISQUES DE VOISINAGE POUR LE BÂTIMENT

La rue Haig étant orientée Nord-Sud;
NORD: Stationnement.

SUD: Terrain vacant.

EST: Terrain vacant.

OUEST: Faible, bâtiment d'un étage, de construction résistante au feu, protégé par des extincteurs automatiques, situé à 18 mètres (60 pieds) et occupé comme bureaux et entrepôt de pièces mécaniques.

RISQUES DE VOISINAGE DE L'ASSURÉ

L'assuré est situé dans la partie Nord du bâtiment et est entouré par:

NORD: Bureaux, garages.

SUD: Entrepôt de pièces de véhicules automobiles.

EST: Terrain vacant.

OUEST: Terrain de stationnement.

CLASSEMENT D'ENSEMBLE DE L'INSTALLATION ET DE L'ALIMENTATION EN EAU DU LOCAL DE L'ASSURÉ

EFFICACITÉ

- Un petit bureau non protégé situé au-dessus de la mezzanine (1% du risque);
- Obstruction à la protection par deux portes de garage (1% du risque).

FIABILITÉ

- Pas de raccord pompier.

ACCEPTABILITÉ

- Un seul essai par année.

EF: 98 FI: 95 AC: 90 Final 84.

.../5



- 5 -

**CLASSEMENT D'ENSEMBLE DE L'INSTALLATION ET DE L'ALIMENTATION EN
EAU DU PROPRIÉTAIRE FONCIER.**

NOTA: Classement partiel.

EFFICACITÉ

- Même que l'assuré. Le reste du bâtiment n'ayant pas été inspecté.

FIABILITÉ

- Pas de raccord pompier.

ACCEPTABILITÉ

- Essais de vérification effectué une fois par année.

EF: 99 FI: 95 AC: 90 Final 85.



- 6 -

RECOMMANDATION

Propriétaire foncier

- 98-1: Demander à un entrepreneur qualifié en extincteurs automatiques, de:
- a) installer un raccord pompier;
 - b) installer une protection additionnelle dans le bureau situé au-dessus de la mezzanine dans le local de A.D.F. Reman.

RECOMMANDATIONS

Assuré

- 98-1: Ne permettre de fumer qu'en des endroits sûrs et déterminés; partout ailleurs, poser des pancartes « Défense de fumer » et faire respecter rigoureusement cette interdiction.
- 98-2: Séparer les bouteilles de gaz combustible et d'oxygène en stockage par un espace libre d'au moins 6 mètres (20 pieds) ou par des cloisons incombustibles de 1,5 mètre (5 pieds) de haut.



2085 Av. Haig, Montréal, QC H1N 3E2, Canada | Search radius: 250 m

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At the bottom left corner is your Order Summary.

Order Specifications

Search radius: 250 m [Tell me more](#)

Project NameHQ_ED300_Ligne Notre-Dam

Project NumberCA0026301.5707

P.O. NumberLot 6037556_2085 Av. Haig

Fire Insurance Plans

☒ Plan 2561, QC (1914) (gratuit/no charge)

☒ 433☒ 434

☒ Plan 2776, QC (1914) (gratuit/no charge)

☒ 811☒ 834

☒ Plan 595, QC (1971)

☒ 834☒ 834☒ 835

Inspection Reports

No inspection reports selected

Order Summary

Infrastructure Fee	\$ 50
Rush Fee	\$ 0
1 Fire Insurance Plan volume	\$ 125
0 Inspection reports	\$ 0
Manual Materials Search	\$ 0
Sub-total before taxes	\$ 175

Confirm Selection

Cpe A La Claire Fontaine

SP35 - Station de pompage TLHL

Boucher-De La Bruere

Hydro-Quebec - Poste Notre-Dame

Service Maritime Et Ferroviaire De L'Est

Louis Dupire Elementary School

Edward Murphy Elementary School

St. Donat Park de Saint-Donat

Gard Montpetit High School

250m

100m

Toggle inspection markers @100m

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7205 Rue Notre-Dame Est, Montreal, QC, Canada | Search radius: 250 m

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At the bottom left corner is your Order Summary.

Order Specifications	
Search radius:	250 m Tell me more
Project Name	HQ_ED300_Ligne Notre-Dame
Project Number	CA0026301.5707
P.O. Number	Lot 3086477 7205 Rue Notre-Dame

Fire Insurance Plans

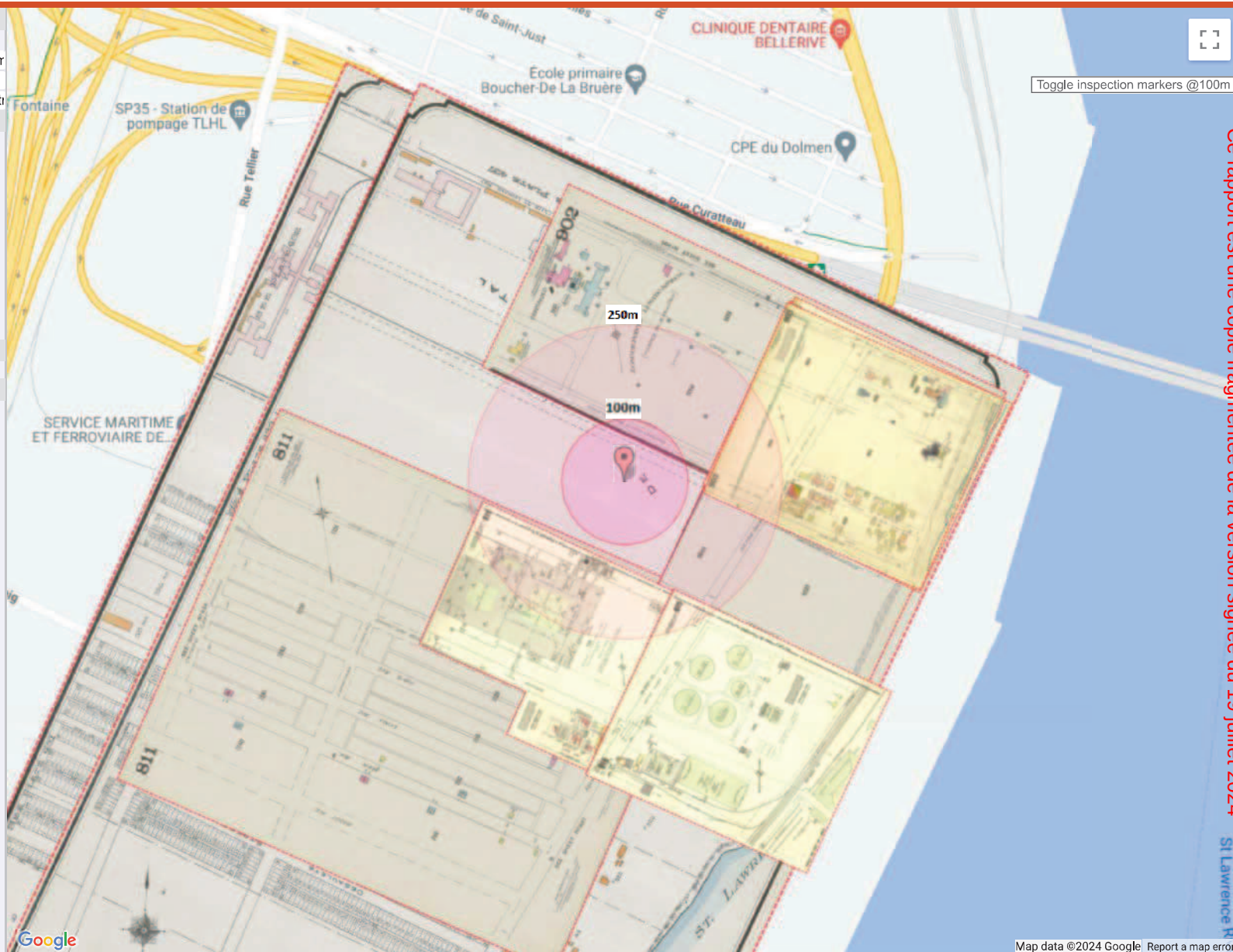
- | | | |
|--|-------|-------------|
| ✓ Plan 2561, QC (1914) (gratuit/no charge) | ✓ 433 | ✓ 434 |
| ✓ Plan 2776, QC (1914) (gratuit/no charge) | ✓ 811 | ✓ 902 ✓ 903 |
| ✓ Plan 595, QC (1971) | ✓ 811 | ✓ 815 |
| ✓ Plan 596, QC (1972) | ✓ 903 | ✓ 903 |

Inspection Reports

No inspection reports selected

Order Summary

Infrastructure Fee	\$ 50
Rush Fee	\$ 0
2 Fire Insurance Plan volumes	\$ 250
0 Inspection reports	\$ 0
Manual Materials Search	\$0
Sub-total before taxes	\$ 300



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At the bottom left corner is your Order Summary.

Order Specifications

Search radius: 250 m [Tell me more](#)

Project Name HQ_ED300_Ligne Notre-Dam

Project Number CA0026301.5707

P.O. Number Lot 6573741

Fire Insurance Plans

☒ Plan 2561, QC (1914) (gratuit/no charge)
☒ 428

☒ Plan 595, QC (1971)
☒ 828 ☒ 861 ☒ 860-1

Inspection Reports

No inspection reports selected

Order Summary

Infrastructure Fee	\$ 50
Rush Fee	\$ 0
1 Fire Insurance Plan volume	\$ 125
0 Inspection reports	\$ 0
Manual Materials Search	\$ 0
Sub-total before taxes	\$ 175

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