

PHASE I ENVIRONMENTAL SITE ASSESSMENT



Since its founding in 1982, the **OCL Group** has been retained by private and government clients to evaluate environmental liabilities and risk associated with the buying and selling of property or development of “empty land”. OCL staff have conducted several hundred Phase 1 Environmental Site Assessments, following the CSA Z768 standard. Our staff are fully certified by the Association of Professional Environmental Auditing, as well as having certificates of training in such aspects as Asbestos-Containing Materials and *HAZWOPER*. The firm has an extensive “errors and omissions” insurance policy, including environmental liability. Our reports are accepted by a wide variety of financial institutions, such as Bank of Montreal, CMHC and Equisure Trust. Examples of properties evaluated include: “Waste to Energy” (industrial) facilities, apartment buildings (4 to 150 unit), historic buildings being converted to condominiums, office buildings (1 story multi-tenant format to 20 stories), “empty land” (former industrial or commercial lands and “empty land” (truly undeveloped land). OCL staff also have extensive experience in conducting the other Phases of Environmental Site Assessment and therefore can provide accurate determination of the need to proceed to intrusive sampling or site remediation. We also have provided training to numerous organizations on the topic, including a seminar to the Nova Scotia Real Estate Association.

