



15 Denison Avenue, Toronto, Ontario

Risk Assessment Pre-Submission Form

Client:

CreateTO

Type of Document:

FINAL

Project Name:

Risk Assessment Pre-Submission Form

15 Denison Avenue, Toronto, Ontario

Project Number:

GTR-21018382-B0

EXP Services Inc.

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Date Submitted:

July 25, 2024

Site Address: 15 Denison Avenue, Toronto, Ontario
Project Number: GTR-21018382-B0
Date: July 2024

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EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

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Introduction and General Approach

List of Acronyms

All abbreviated terms in the PSF form are defined below. Terms are not defined within any other Sections of the PSF.

APEC = Area of Potential Environmental Concern

AST = Aboveground Storage Tank

BTEX = Benzene, Toluene, Ethylbenzene, Xylenes

CoA = Certificate of Analysis

COC = Contaminant of concern

COPC = Contaminant of Potential Concern

CSM = Conceptual Site Model

EC = Electrical Conductivity

EPC = Exposure Point Concentration

ERA = Ecological Risk Assessment

ESA = Environmental Site Assessment

EXP = EXP Services Inc.

HASP = Health and Safety Plan

HHRA = Human Health Risk Assessment

LNAPL = Light non-aqueous phase liquids

m asl = metres above mean sea level

m bgs = metres below ground surface

MECP = Ontario Ministry of the Environment, Conservation and Parks

MGRA = Modified Generic Risk Assessment

MNRF = Ministry of Natural Resources and Forestry

NHIC = Natural Heritage Information Centre

O. Reg. = Ontario Regulation

PAH = Polycyclic Aromatic Hydrocarbon

PCA = Potential Contaminating Activity

pCOCs = Potential Contaminants of Concern

P. Eng. = Professional Engineer

PHC = Petroleum Hydrocarbon

PSF = Pre-Submission Form

RA = Risk Assessment

RDL = Reported Detection Limit

RMM = Risk Management Measure

RMP = Risk Management Plan

RSC = Record of Site Condition

SAR = Sodium Adsorption Ratio

SARO = Species at Risk in Ontario

SCS = Site Condition Standards

Terrapex = Terrapex Environmental Ltd.

TRV = Toxicological Reference Value

UST = Underground Storage Tank

VEC = Valued Ecological Component

VOC = Volatile Organic Compound

QP_{ESA} = Qualified Person for Environmental Site Assessment

QP_{RA} = Qualified Person for Risk Assessment

WAA = Wider Area of Abatement

Introduction and General Approach

EXP was retained by CreateTO (the “Client”) to conduct a Tier 3 RA for the property municipally addressed as 15 Denison Avenue, Toronto, Ontario (hereinafter referred to as the “Site” or “RA Property”). The Site is located on the east side of Denison Avenue, west of Augusta Avenue and south of Wolseley Street, approximately 45 metres north of Queen Street West. The Site has an area of approximately 0.24 hectares (0.59 acres) and is currently used as a City of Toronto Green P parking lot with no permanent structures.

Based on the reviewed historical records, the Site was first developed for residential use prior to 1875. A bakery was opened at 13 Denison Avenue (central-western portion of the Site) prior to 1929. Circa 1970, the structures on-Site were demolished, and the Site was redeveloped into the current public parking lot owned and operated by the City of Toronto.

Although the development plan for the Site has yet to be finalized, it is understood that the Site is intended to be redeveloped as a mixed use, affordable housing development, complete with a multi-storey residential tower, cultural space and parkland, occupying the entirety of the Site footprint. The future Site building will be constructed as a slab-on-grade structure, and no basement or other subgrade structures are planned to be constructed at the Site. The Site is intended to be redeveloped for indigenous housing and is a priority redevelopment project for the City of Toronto. Given the intended change to a more sensitive (i.e., most sensitive being residential / institutional / parkland) land use, an RSC is required. The RA will support the filing of the RSC and will be completed in accordance with O. Reg. 153/04.

There are no surface water bodies located on or within 30 m of the Site. The nearest downgradient surface water body to the Site is Lake Ontario, located approximately 1.3 km south of the Site. Based on ground water elevation data, the primary localized ground water flow across the Site was determined to be southwest of the Site, towards Lake Ontario. Based on local topography, the predominant groundwater flow direction for the Study Area is determined to be south towards Lake Ontario. The RA will consider the potential for impacts to receptors that may be present in the nearest off-Site downgradient water body (i.e., Lake Ontario).

The property is also not on, adjacent to or within 30 metres of an Area of Natural Significance as per the MNRF Natural Heritage Areas website (2024) and/or an Environmentally Significant Area as designated by the City of Toronto. Additional details regarding Species at Risk screening are provided in Schedule I of this introductory Section.

As per the regulation, a PSF has been prepared for MECP review. The enclosed PSF package consists of the following items:

- Introduction and General Approach;
- Risk Assessment Pre-Submission Form;
- Appendix A – Phase Two Conceptual Site Model;
- Appendix B – Contaminant Inventory and Data Tables
- Appendix C – Legal Documentation (i.e., lawyer’s letter, property survey, etc.);
- Appendix D – CVs for the Risk Assessment Team; and,
- Appendix E – List of Reports Relied Upon and USB data (containing reports relied upon, borehole logs, laboratory certificates of analysis and a table of on-Site water levels);
- Appendix F – Notification to the City of Toronto to apply non-potable groundwater standards; and,
- Appendix G – Grain Size Rationale.

The Phase Two CSM has been developed based on the following reports that have been completed for the Site:

1. Terrapex Environmental Ltd. (2020) *Summary of Environmental Investigation, 15 Denison Avenue, Toronto, Ontario*, dated April 30, 2020.

2. EXP (2022a) *Phase One Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario*, dated April 27, 2022.
3. EXP (2022b) *15 Denison Avenue, Toronto, Ontario, M5T 2M4, Hydrogeological Investigation*, dated June 28, 2022.
4. EXP (2022c) *Phase Two Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario*, dated August 31, 2022.
5. EXP (2024a) *Phase Two Environmental Site Assessment Update, 15 Denison Avenue, Toronto, Ontario*, In-Progress.
6. EXP (2024b) *Free Product Removal Program, 15 Denison Avenue, Toronto, Ontario*, In-Progress.

The recent environmental investigations completed at the Site have identified the presence of select COCs in soil and groundwater at concentrations above the MECP Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition for Residential/Parkland/Institutional land use with medium-fine textured soil (herein referred to as the Table 3 SCS). The selection of these particular SCS is based on the following:

- As per Section 41 of O. Reg. 153/04, the Site is not identified to be sensitive.
 - The soil at the Site has pH values between 5 and 9 for surficial soil; and, between 5 and 11 for subsurface soil;
 - Four (4) surficial soil samples collected at BH106-2A (0.8 – 1.1 m bgs), BH2 SS1 (0.15 – 0.76 m bgs), BH2 SS2 (0.76 – 1.37 m bgs), BH5 SS1 (0.17 – 0.76 m bgs) were outside the allowable range for surficial soil pH. A confirmatory soil sampling program was completed in March 2024 to address the pH exceedances in soil at the Site. The results of the confirmatory soil sampling program are provided on Tables B.8A, B.8B, and B.8C of Appendix B. These results of the confirmatory soil sampling program were within the allowable pH range for surface soil and the Site is not identified to be sensitive based on soil pH.
 - The Site is not located within or adjacent to an area of natural significance. Additional information regarding species at risk screening can be found in Schedule I at the end of this section.
- As per Section 43.1 of O. Reg. 153/04, bedrock was encountered on-Site at depths that ranged between 14.93 m to 21.34 m bgs (EXP, 2024a). Given that greater than two-thirds of the Site has overburden greater than 2 metres in thickness, the Site is not considered to be a shallow soil property.
- Soil texture has been determined for the Site as medium-fine textured, based on field observations and grain size analysis performed on-Site. Please refer to Appendix G for the grain size selection rationale.
- The Site and Study Area is supplied by the City of Toronto municipal drinking water system that sources drinking water from Lake Ontario. Therefore, the non-potable groundwater standards will be applied at the Site. The City was notified of EXPs intention to apply non-potable groundwater standards at the Site on April 18, 2024. A response from the City, with no objection to the application of non-potable groundwater standards, was received on April 23, 2024. Refer to Appendix F for more information.
- The most sensitive proposed land use is parkland.
- There is no intention to carry out a stratified restoration at the Site.

Further details on the selection of the appropriate SCS applicable to the Site can be found in Section 4 of Appendix A – Phase Two CSM.

For the purpose of the PSF, the maximum on-Site contaminant concentrations, or laboratory RDLs, in soil and ground water have been compared to the Table 3 SCS. Contaminant inventory tables are provided as Tables B.1 and B.2 in Appendix B. Soil and groundwater analytical results are presented in Tables B.3 to B.13 in Appendix B.

A summary of water levels measured in the on-Site monitoring wells as part of the EXP Phase Two ESA Update (2024a) is provided as Table E.1. on the USB in Appendix E. The minimum depth to groundwater was identified from monitoring wells with screen intervals that straddled the overburden water table at the Site. The minimum depth to groundwater identified at the Site was determined to be 3.6 m bgs at BH/MW5 on April 15, 2024.

Given that the minimum depth to groundwater identified at the RA property was greater than 3.0 m bgs and due to the fact that the future building will be constructed as slab-on-grade, sufficient separation distance is present between the future depth of the foundational slab and the groundwater table such that comparison of volatile groundwater parameters to the Table 7 SCS is not warranted at the RA property. As such screening to the Table 7 SCS for volatile groundwater parameters was not completed as part of the RA-PSF submission.

Contaminant of Concern Screening – Soils

The maximum concentrations or maximum RDLs, of all analyzed soil contaminants were compared to the Table 3 SCS, for medium-fine textured soils and residential/institutional/parkland land use for the identification of soil COCs.

The following parameters were identified in excess of the applicable Table 3 SCS:

- PHC F1
- Acenaphthylene;
- Anthracene;
- Benzo(a)anthracene;
- Benzo(a)pyrene;
- Benzo(b)fluoranthene;
- Benzo(k)fluoranthene;
- Chrysene;
- Dibenz(a,h)anthracene;
- Fluoranthene;
- Indeno(1,2,3-cd)pyrene;
- Phenanthrene;
- Barium;
- Copper;

- Lead;
- Mercury;
- Zinc;
- Electrical Conductivity; and,
- Sodium Adsorption Ratio.

Electrical Conductivity, Sodium Adsorption Ratio and De-icing Salt Exemption:

The identified impacts of EC and SAR in soil is likely to be attributable to the application of de-icing salts at the parking lot on-Site during winter months and/or salting of the adjacent municipal roadways for the purpose of snow and ice removal. As such, it is the QP_{ESA}'s opinion that the applicable Table 3 SCS for EC and SAR at the Site were exceeded solely because salt was used on the road for the purpose of keeping the road safe for traffic under conditions of snow or ice or both, and therefore is not considered as exceeding the Table 3 SCS per the exemption set out in Section 49.1 (1) of O. Reg. 153/04. As such, EC and SAR are not retained as COCs for the RA.

Contaminant of Concern Screening – Groundwater

The following parameters in groundwater had maximum detected concentrations or laboratory RDLs in excess of the Table 3 SCS:

- PHC F1;
- PHC F2;
- PHC F3;
- Ethylene dibromide (RDL Exceedance);
- Xylene; and,
- Benzo(g,h,i)perylene.

Isolated PAH Exceedance (Benzo(g,h,i)perylene):

It should be noted that an isolated exceedance of benzo(g,h,i)perylene was identified at BH/MW1 on January 24, 2022. Based on review of field notes (which identified a potential sediment interference) and the completion of two (2) confirmatory sampling event on July 12, 2022, and April 22, 2024, with results below both the Table 3 SCS and the laboratory RDL, EXP does not believe the isolated exceedance of benzo(g,h,i)perylene in groundwater is representative of current Site conditions and may be attributed to sediment interference. As such, given the completion of two (2) rounds of groundwater sampling, with results below the Table 3 SCS and the presence of sediment identified in the original sample, benzo(g,h,i)perylene is not retained as a COC for groundwater at the Site.

Elevated Reported Laboratory Detection Limits:

It is noted that ethylene dibromide in groundwater sample MW4 (laboratory ID No. 3397294) had a laboratory RDL that was raised due to elevated concentrations of target analytes (i.e., PHCs and BTEX), resulting in the dilution of the sample

at the laboratory. As a result, the RDL of ethylene dibromide was elevated above the Table 3 SCS. However, based on a review of the PCAs, APECs and pCOCs identified at Site, laboratory CoAs, and commercial applications of ethylene dibromide, this parameter will not be retained as a COC for the Site for the following three (3) reasons:

1. This RDL exceedance of ethylene dibromide was isolated to one (1) sample, MW4, collected at a screen depth of 6.09 – 9.14 m bgs from the overburden groundwater. Upon review of the laboratory CoA (No. 21T849562), it was identified that the RDL of the select VOC was increased due to sample dilution at the time of analysis. The sample was diluted to keep the target compounds in the calibration range of the instrument and avoid contaminating the Purge and Trap system, attributed to the high concentration of xylene. The reporting detection limit has been corrected for the dilution factor used.
2. It is noted that ethylene dibromide has not been detected above the RDL in any soil or groundwater sample collected from Site. In total, fourteen (14) soil samples and one (1) field duplicate sample were analyzed for VOCs, and five (5) groundwater samples and one (1) field duplicate sample were analyzed for VOCs.
3. Ethylene dibromide is most commonly used currently as a pest treatment for forestry and agriculture and as an intermediate for dyes, resins, waxes and gums. Prior to 1990 ethylene dibromide was used as an additive in some gasoline mixtures to scavenge lead and to stop engine knocking. However, the use of ethylene dibromide as a fuel additive was primary limited to aviation fuel or high-performance racing fuels. As such, given the identified APECs and associated COPCs at the Site, ethylene dibromide is unlikely to be associated with any APECs at the Site.

As such, ethylene dibromide will not be retained as a COC for further evaluation in the RA. Please refer to the Phase Two CSM for more details (Appendix A).

Evidence of LNAPL Free-Product in Groundwater:

In 2021 and 2022, evidence of LNAPL free product was identified at several monitoring well locations within the central, northeastern and northwestern portion of the Site. In the summer of 2022, LNAPL free product was identified at BH/MW2, BH/MW3, BH/MW109, and BH/MW4. During a free-product assessment completed in July 2022 to assess all existing monitoring wells for the presence of free-product, the ‘worst-case’ conditions were observed at monitoring well location MW4, in the northeastern portion of the Site. Approximately 1 m of LNAPL free product was identified at MW4 in July 2022.

In March 2024, EXP returned to the Site and installed ten (10), 4-inch diameter, extraction wells at the Site in order to facilitate a remedial program to remove the LNAPL free product from groundwater at the Site. All extraction wells were installed by a licensed drilling contractor and were completed to a depth of approximately 9.2 m bgs and were outfitted with a screen extending from 9.2 m bgs to just below surface grade at each extraction well. Extraction wells were installed across the northern and northeastern property boundary in the vicinity of the identified LNAPL and worst case PHC and BTEX exceedances. EXP is currently undertaking regular groundwater pumping events and free product gauging in order to remove the LNAPL free product at the Site. EXP and the remedial subcontractor are currently completing six (6) months of bi-weekly groundwater removals from the Site, which will be followed by six (6) months of monthly extraction events. During each extraction event EXP Technicians use an interface probe to monitor the depth to free product, thickness of free product and static water level. Following the completion of one (1) year of extraction events, EXP will complete a monthly free product monitoring program to evaluate if residual free product levels rebound following completion of the extraction activities.

Based on completion of several extraction events during April and May 2024, free product ranging thickness between 2.26 and 0.01 m has been identified at several monitoring well and extraction well locations, with the thickest LNAPL present at MW109 on April 24, 2024. LNAPL free product has been detected at BH/MW109, BH/MW4, EW5, EW7, EW9

and EW 10 on one (1) or more occasions since initiation of the free product removal program. EXP will provide a final remediation report, detailing the methodologies and results of the free product extraction program at the time of the initial RA submission.

It is acknowledged that an RSC cannot be filed for the property until such a time as the LNAPL free-product present in the subsurface of the Site has been remediated to an extent reasonably feasible.

Risk Assessment Approach

The RA is to be conducted as an “other” RA (i.e. other than those identified in O. Reg.153/04 Schedule C Part II) based on the following:

- The RA is not conducted as a “limited scope” RA.
- Due to the Site conditions, the RA cannot be conducted as an MGRA (Tier 2).
- The RA is not based on a community assessment report.
- The RA is not conducted as “an estimation of natural local background concentrations”.
- The RA is not a “new science” RA. No COCs are identified at the RA Property for which there are no applicable SCS. In addition, no new computer models are used that are not available to the public or the MECP, and no probabilistic models are applied.
- At this time, it is not expected that the RA will be classified as a “WAA” RA, unless otherwise requested by the District Office.

The planned RA approach proposes the use of maximum detected concentrations of COCs detected in excess of their applicable criteria, plus an uncertainty factor of 20%, as the EPCs.

The RA approach will be a combination of qualitative and quantitative evaluations. The parameters carried forward as part of the RA will be subject to secondary screening, by using a comparison with pathway specific comparative criteria (i.e., component values) presented in MECP (2016), to determine the COCs relevant for quantitative interpretation of human health and ecological risks, as part of the HHRA and ERA, respectively. It is noted that where updated TRVs are available (MECP, 2022), these will be applied in the MGRA model (MECP, 2016) to update the pathway specific component values.

Intakes/dose rates will be estimated using standard exposure equations and conservative exposure parameter values applied by recognized government ministries and agencies, utilizing primarily MECP (2011b, 2016) guidance where appropriate. Furthermore, MECP-recommended TRVs and benchmarks will be used in the quantitative assessment of risks from exposure to the COCs in the HHRA and ERA, where available.

Human Health Risk Assessment

For the purposes of the RA, the same human receptors and receptor characteristics as those described by the MECP (2016) are used. The RA will be conducted based on the future mixed land use given the proposed redevelopment the Site. As such, human receptors including Site residents, Site visitors, long-term indoor workers, and outdoor maintenance workers are assumed to be present in this scenario. Construction/subsurface utility workers are assumed to be present during the redevelopment.

Ecological Risk Assessment

VECs will be evaluated, as necessary. For the purposes of the current RA, the same ecological receptor scenarios as those described by the MECP (2016) are used. The RA was conducted based on the future mixed land use as described above.

Risk Management Requirements

It is assumed that the following RMM will be required at the Site, subject to change following preparation of the RA:

- Vapour mitigation system to block/mitigate vapour intrusion pathways;
- Fill/hard cap to block direct contact with soils at the Site;
- A restriction on the planting of garden produce;
- A HASP for construction worker exposure to COCs in soil and/or groundwater; and,
- Soil and groundwater management plans.

An RMP, outlining the RMM and associated monitoring and reporting requirements, will be provided as part of the RA submission.

Risk Assessment Team Members

Resumes for the RA team including the QP_{RA}, QP_{ESA} and P. Eng. are included in Appendix D and have been identified in Section 8 of the PSF.

Schedule I – Species at Risk

Species at Risk

The MNRF “Make a Map: Natural Heritage Areas” shows 1 square km quadrants in which species at risk can be searched through the NHIC. Quadrants within 250 metres of the Site boundaries were searched. As such, four (4) quadrants (17PJ2834, 17PJ2934, 17PJ2833, 17PJ2933) were included in the search. Using the SARO status as a criterion, species that were found to be threatened or endangered within these quadrants are tabulated below (Table 1).

Table 1: Threatened and Endangered Species in and around the site

Common Name	Scientific Name	SARO Status	Grid Identifier	Habitat ¹
Queensnake	<i>Regina septemvittata</i>	END	17PJ2933 17PJ2833 17PJ2934 17PJ2834	Queensnakes are most commonly found in stream or river habitats, with rock or gravel in the channel and along the banks to provide cover; however, they can less commonly be found in marshes, ponds, lake shores, and quarries. They require permanent still or flowing bodies of water with temperatures at or above 18°C for most of the active season and a large population of crawfish. They are usually confined to within 3 metres of a shoreline.
Piping Plover	<i>Charadrius melodus</i>	END	17PJ2933 17PJ2833 17PJ2934 17PJ2834	Piping Plovers nest exclusively on dry sandy or gravelly beaches just above the reach of high water and waves. When not migrating, this bird spends virtually all of its time between the water’s edge and the back of the beach.
Eastern Meadowlark	<i>Sturnella magna</i>	THR	17PJ2933 17PJ2833 17PJ2934	The Eastern Meadowlark prefers grassland habitats, including native prairies and savannahs as well as non-native pastures, hayfields, weedy meadows, herbaceous fencerows and airfields. Nests are built in depressions in the ground, in well-concealed areas of grasslands.
Chimney Swift	<i>Chaetura pelagica</i>	THR	17PJ2833 17PJ2834	Chimney Swift mainly used large hollow trees for nesting and roosting, before urbanization and have since adopted chimneys and other man-made structures for both nesting and roosting. These birds typically concentrate near water where insects (main food source) are abundant.

¹ Habitat requirements obtained from MECP Ontario Species at Risk website (Published 2018, Updated 2023).

Although the threatened or endangered species above were found to be within or adjacent to the 1 km quadrant comprising the Site, none were retained as viable species currently inhabiting the Site or adjacent properties within 30 m. A rationale is provided below for each of the species in Table 2, below.

Table 2: Rationale for Exclusion of Sensitive Species Habitat

Common Name	Habitat Present On-Site	Habitat Present Off-Site ¹	Rationale
Queensnake	No	No	Given there are no water bodies on or in the vicinity of the Site, this species was not retained as viable species inhabiting the site or within 30 metres of the Site. Given the current commercial use of the Site within a highly developed area, suitable habitat is not present on, or around the Site and it is not anticipated that this species be present on-Site or within the surrounding properties. Therefore, the presence of these species is considered low and is not considered a VEC in the ERA.
Piping Plover	No	No	Given that the Site is in a highly urban area and the closest surface water body is located approximately 1.3 south of the Site, there are no suitable food resources available at the site or within 30 metres of the site. Given there are no water bodies on or in the vicinity of the Site, the presence of these species is considered low and is not considered a VEC in the ERA.
Eastern Meadowlark	No	No	As the Site has been used for commercial uses since the early 1900s and is located within a highly urban area, no habitat is considered to be present for the Eastern Meadowlark on-Site or within 30 metres of the Site. Therefore, the Eastern Meadowlark is not considered a VEC in the ERA.
Chimney Swift	No	No	Given that the Chimney Swift nests and roosts in chimneys and other man-made structures, it is considered possible that this species may be present within 30 metres of the Site. However, given that the Site is in a highly urban area and the closest surface water body is located 1.3 km south of the Site, there are no suitable food resources available at the Site or within 30 metres of the Site. Therefore, the presence of these species is considered low and are not considered a VEC in the ERA.

¹Off-site refers only to land that is within 30 m of the site boundary.

EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Risk Assessment Pre-Submission Form

Ministry Use Only		
Reference Number	Date (yyyy/mm/dd)	Initials

General Information and Instructions

- Submit the completed form to: The Director
Client Services and Permissions Branch
Ministry of the Environment, Conservation and Parks
135 St Clair Ave W, 1st Floor
Toronto ON M4V 1P5
- Questions and inquiries: Call 416-314-8001
- In order for this form to be considered complete, all relevant sections must be completed and it must be accompanied by the required supporting documents (please see Important Note below).
- Sections A and B must be signed.
- Forms that are incomplete will be returned without comment.**

Important Note to Property Owners and their Qualified Persons

Preparing and submitting the Risk Assessment Pre-submission form (PSF) is a mandatory part of the risk assessment review process. The PSF is an opportunity for the property owner and their Qualified Person to provide a thorough description of the property and of the planned risk assessment approach, and for the Ministry to provide comments in return. When used effectively, the PSF can improve the quality of the risk assessment (RA) submission, enabling a more efficient Ministry review.

The PSF must be filled out completely and accurately for it to be reviewed by the ministry. Critical supporting documents that must accompany the PSF include:

- A Conceptual Site Model that meets the requirements of [O. Reg. 153/04, Schedule C, section 3](#). Please carefully review completeness checklist included in Section 7 of this form.
- Human Health Conceptual Site Model and Ecological Conceptual Site Model (with and without risk management measures (RMMs) in place).

It is very important for property owners and Qualified Persons to know that if the Conceptual Site Model submitted with this form does not meet all of the requirements specified in [O. Reg. 153/04, Schedule C, Section 3](#), the PSF will not be considered complete and review will not be initiated by the Ministry.

Notice of Collection of Personal Information

Personal information is collected under the authority of Part XV.1 of the *Environmental Protection Act*, R.S.O. 1990, c. E-19, as amended (EPA). Personal information will be used to identify current and previous owner(s) of the risk assessment property. Questions about the collection of personal information should be directed to the Director, Client Services and Permissions Branch, Ministry of the Environment, Conservation and Parks, 135 St. Clair Avenue West, 1st Floor, Toronto ON M4V 1P5, 416-314-8001.

Note: Comments provided by the Ministry of the Environment, Conservation and Parks (Ministry) on the content of this PSF are not in any way a Director's response to a risk assessment referred to in section 168.5 of the EPA.

It is an offence under subsection 184 (2) of the EPA for a person to give or submit false or misleading information in any statement, document or data to any provincial officer, the Minister, the Ministry, any employee or agent of the Ministry, or any person involved in carrying out a program of the Ministry in respect of any matter related to the EPA or a regulation under the EPA.

Information contained in this form is not considered confidential and will be made available to the public upon request. Information submitted with this form as supporting information may be marked confidential but will be subject to the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. F.31. If you do not mark supporting information as confidential at the time of submitting the information, the Ministry may make the supporting information available to the public without further notice to you.

Record Information

Has a previous PSF been filed for this property?

☐ Yes ☒ No If yes, provide the PSF/RA reference number ►

Is it intended that a Record of Site Condition be filed for this property?

☒ Yes ☐ No

Is a Record of Site Condition required for this property because of a planned change to a more sensitive land use?

☒ Yes ☐ No ☐ Other (specify) ►

A. Statement of Qualified Person

Note: It is an offence to submit false or misleading information.

I, the undersigned hereby declare that, to the best of my knowledge, the information contained herein and the information submitted in support of this form is complete and accurate in every way and that I meet the applicable qualifications of a Qualified Person for risk assessments as set out in O. Reg. 153/04 for the purpose of preparing the PSF undertaking or supervising the risk assessment work and preparing the subsequent RA Report and that the required documents as indicated below are attached.

Have your qualifications been approved as a result of a previous submitted PSF?

☒ Yes ☐ No

If no, specify details below ▼

Resume attached?

☐ Yes ☐ No

Work references attached?

☐ Yes ☐ No

University transcripts attached?

☐ Yes ☐ No

I do not hold and have not held a direct or indirect interest in the Risk Assessment property or any property which includes the Risk Assessment property and was the subject of the phase one or two environmental site assessment upon which the Risk Assessment is based.

☒ Yes ☐ No

(Print) Name (Last name, first name)

Ward, Shane

Signature



Date (yyyy/mm/dd)

2024/07/22

B. Property Owner Information (To be completed by each owner of the property)

Property Owner 1

Business Name

Legal name and the name under which the entity is operating or trading if different from the legal name.

City of Toronto

Contact Person

Last name

Folosea

First name

Alison

Title

Director, Transaction Services

Email address

alison.folosea@toronto.ca

Telephone number (include country code if outside Canada)

416-338-2988 ext.

Fax number (include country code if outside Canada)

416-392-1880

Property Owner's Business Mailing Address

Street number

55

Qualifier (e.g., A)

Street name

John

Type

Street

Direction

Unit/Suite number

Rural route

PO box

Postal station

City/Town

Toronto

Province/State

Ontario

Postal/Zip code

M5V 3C6

Country

Canada

Additional address information (if applicable)

2nd Floor

Statement of Property Owner

I, the undersigned hereby declare that, to the best of my knowledge, the information contained herein and the information submitted in support of this form is complete and accurate in every way and that the Qualified Person identified in section 8 of this form is authorized to act on my behalf for the purpose of preparing the PSF undertaking or supervising the RA work and preparing the subsequent RA Report. If the Property Owner is a corporation or entity, I declare that I have authority to bind the corporation.

(Print) Name (Last name, first name)

Alison Folosea

Signature



Date (yyyy/mm/dd)

2024/07/25

Title

Director, Transaction Services

1. Property Information

Ministry district office name

Toronto MECP District

Site Street Address

Street number 15	Qualifier (e.g., A)	Street name Denison	Type Avenue	Direction
Rural route	Municipality/unorganized township		Province Ontario	Postal code M5T 2M4

Plan of survey of the property attached

☒ Yes ☐ No

Legal description/lawyer's letter attached?

☒ Yes ☐ No

Alternate address (e.g., near Thickson and Rosslands Roads, Whitby, Ontario)

Green P Parking lot between Denison Avenue and Augusta Avenue, north of Queen Street West

Assessment roll number(s)

190406528000400

Property identification number(s)

21238-0045 (LT), 21238-0046 (LT), 21238-0047 (LT)

Geo Reference

GIS map datum	Accuracy estimate	UTM zone	Easting (required)	Northing (required)	Latitude (optional)	Longitude (optional)
NAD83	10-15 m	17 T	629009	4834085		

2. Planned Risk Assessment Approach (determines timelines for review)

Select appropriate approach

☐ Limited Scope Risk Assessment O. Reg. 153/04 Schedule C, section 7

Reason for limited scope

☐ Modified Generic Risk Assessment (Tier 2)

☐ Risk Assessment using a community assessment report

☐ New Science risk assessment O. Reg. 153/04 Schedule C, section 9

☐ Proposed new toxicity data

☐ Probabilistic model (specify details below) ▼

☐ New model (specify details below) ▼

Name of new model used?

Are any new models used proprietary?

☐ Yes ☐ No

☐ Estimation of local background concentration O. Reg. 153/04 Schedule C, Section 8. Omit section 4, 5 and 7.

☐ Wider area of Abatement O. Reg. 153/04 Schedule C, section 10

☒ A Risk Assessment other than those identified in O. Reg. 153/04 Schedule C, Part II

Identify the computer models to be used in the preparation of the Risk Assessment

☐ Modified generic Risk Assessment approved model (Ministry of the Environment, Conservation and Parks)

Date (yyyy/mm/dd) ►

☒ Other (specify) ▼

1. US EPA (2004) Johnson and Ettinger Vapour Intrusion Model

2. ASTM E1739-95 Box Model

3. Site Information

3.1 Site Use Information (Information about current, proposed, and historical property use for the site)

Year	Name of Owner (Last Name, First Name)	Description of Property Use(s)	Property Use(s) (per regulatory types)	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
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	See Table 3.1 - Table of Current and Past Use of the Phase One, Phase Two and RA Property			

3.2 Adjacent Property Use Information (Information about current property use for the adjacent property)

Description of Property Use(s)	Property Use(s) (per regulatory types)	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.	Does property receive surface water run-off from the Risk Assessment property?	Does ground water from Risk Assessment property flow?
North - Wolseley Street followed by primarily residential land use with open space and institutional land use further northwest.	Community; Residential; Parkland; Institutional	A historic repair garage was identified and considered a PCA contributing to APECs at the northeastern portion of the Site.	No	Up-gradient
South - laneway followed by mixed residential and commercial land use and open space further south.	Community; Residential; Commercial; Parkland	Historic dry cleaning, light manufacturing, metals work, coal storage and a fuel tank were identified south adjacent, and historic chemists, dry cleaning and dye works were identified to the southeast. These were all considered PCAs contributing to APECs at the southern portion of the Site due to their close proximity to the Site.	No	Up-gradient
West - Denison Avenue followed by mixed residential and commercial land use	Residential; Commercial	A historic fuel oil tank was identified west adjacent to the Site and was considered a PCA contributing to APECs at the northwestern portion of the Site, due to the PCA's close proximity.	No	Cross-gradient
East - Augusta Avenue followed by mixed residential and commercial land use	Residential; Commercial	Several PCAs identified east of the Site related to various historic activities. No PCAs identified contributing to APEC given their trans-gradient location to the Site.	Yes	Cross-gradient

TABLE 3.1 - CURRENT AND PAST USES OF THE RA Property

(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)
15 Denison Avenue, Toronto, Ontario

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
21238-0047 (LT) Eastern Portion of 15 Denison Avenue				
Prior to 1798	Crown	Vacant land	Agriculture or Other Use	Based on the aerial photographs, municipal records and fire insurance plans, the site was first developed prior to 1880 for residential uses, with multiple residential houses.
1798-1800	Hon. Alex Grant	Residential Use	Residential Use	
1800-1817	Hon. Henry Allcock			
1817-1866	George Denison			
1866-1872	Samuel Marshall			
1872-1892	Alex Sutherland			
1892-1907	Grace Kelk			
1907-1909	Samuel Lipisitz			
1909-1910	Frances Bartello			
1910-1911	Morris Sher & Max Zimmerman			
1911-1913	Max Cohen			
1913-1917	Gard Chornofsky			
1917-1920	Benjamin Smith	Residential Houses and Bakery	Commercial Use	Based on the municipal records and fire insurance plans, a bakery was opened at the site circa 1920. The remaining buildings at the site were used for residential purposes.
1920-1923	Israel Gross			
1923-1939	Sarah Gross			
1939-1953	Annie Radzevich			
1953-1954	Petras Kripas			
1954-1956	Edward Domas			
1956-1959	Vera Laanemaa & Lea Laanemaa			
1959-1965	Petras Tomic			
1965-1967	Joaquim Barbosa			
1967-Present	The Corporation of The City Of Toronto	Public Parking Lot		Based on the aerial photographs, chain of title information and site inspection, the site is a parking lot. PCA#Other - de-icing salts
21238-0045 (LT) Western Portion of 15 Denison Avenue				
Prior to 1798	Crown	Vacant land	Agriculture or Other Use	Based on the aerial photographs, municipal records and fire insurance plans, the site was first developed prior to 1880 for residential uses, with multiple residential houses.
1798-1800	Hon. Alex Grant	Residential Houses	Residential Use	
1800-1817	Hon. Henry Allcock			
1817-1866	George Denison			
1866-1872	Alex Sutherland			
1872-1874	Samuel Marshall			
1874-1875	Caleb Butt	Residential Houses and Bakery	Commercial Use	Based on the municipal records and fire insurance plans, a bakery was opened at the site circa 1920. The remaining buildings at the site were used for residential purposes.
1875-1944	George Constable			
1944-1969	Frederick Lukas			
1969-1969	Sitnica Investments Limited			
1969-Present	The Corporation of The City Of Toronto	Public Parking Lot		Based on the aerial photographs, chain of title information and site inspection, the site is a parking lot. PCA#Other - de-icing salts
21238-0046 (LT) Central and Southern Portions of 15 Denison Avenue				
Prior to 1798	Crown	Vacant land	Agriculture or Other Use	Based on the aerial photographs, municipal records and fire insurance plans, the site was first developed prior to 1880 for residential uses, with multiple residential houses.
1798-1800	Hon. Alex Grant	Residential Houses	Residential Use	
1800-1817	Hon. Henry Allcock			
1817-1866	George Denison			
1866-1872	Samuel Marshall			
1872-1872	Alex Sutherland			
1872-1872	Thomas Edison	Residential Houses	Residential Use	
1872-1888	Samuel Marshall			
1888-1896	Louisa Todd			
1896-1911	Charlotte McGregor			
1903-1911	Louisa Todd	Residential Houses and Bakery	Commercial Use	Based on the municipal records and fire insurance plans, a bakery was opened at the site circa 1920. The remaining buildings at the site were used for residential purposes.
1911-1911	Dora Reider			
1911-1929	Hersh Shnoll			
1929-1944	Samuel Blivass			
1944-1945	Joseph Graner			
1945-1949	Mary Romsky			
1949-1952	Karol Stanek			
1952-1957	Domenico Primucci			
1957-1961	Rocco Faiella	Public Parking Lot		Based on the aerial photographs, chain of title information and site inspection, the site is a parking lot. PCA#Other - de-icing salts
1961-1965	Spyros Lkonizakis			
1965-1968	Jose Matias	Public Parking Lot		Based on the aerial photographs, chain of title information and site inspection, the site is a parking lot. PCA#Other - de-icing salts
1968-Present	The Corporation of The City Of Toronto			

EXP Services Inc.

GTR-21018382-A0

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

- Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Institutional use
- Parkland use
- Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290**

3.3 Additional Project Information

3.3.1

Has municipality been notified of non-potable ground water?

☒ Yes ☐ No

If yes, attach notification

3.3.2

Has municipality responded?

☒ Yes ☐ No ☐ Not applicable

If yes, specify location of response

Appendix F

Please provide a copy of the response.

3.3.3

Flow through of contaminated ground water?

☐ Yes ☒ No ☐ Not determined

3.3.4

Are there ongoing industrial/commercial operations on the property? . . .

☒ Yes ☐ No

3.3.5

Are there structures currently on the property?

☐ Yes ☒ No

3.3.6

Have buildings/structures on the property been demolished?

☒ Yes ☐ No

3.3.7

Has any remedial action taken place on the property?

☒ Yes ☐ No

3.3.8

Has the contaminant source been removed from the property?

☐ Yes ☐ No ☒ Not determined

3.3.9

Has free phase product (non-aqueous phase liquid (NAPL) / dense non-aqueous phase liquid (DNAPL)) been visually observed or documented via an interface probe on the site?

☒ Yes ☐ No

If yes, state maximum reported thickness or other evidence

2.26 m

3.3.10

Do chemical analysis results for soil or ground water indicate the potential for, or likelihood of free phase product within ground water based on solubility concentrations or saturated soil conditions on the site?

Ground water

☒ Yes ☐ No

Soil

☐ Yes ☒ No

3.3.11

Depth of organic contamination in soil

0.15 - 8.38 m bgs

☐ Not applicable

3.3.12

Depth of inorganic contamination in soil

0.15 - 3.1 m bgs

☐ Not applicable

3.3.13

On site contamination source

☒ Yes ☐ No ☐ Not determined

3.3.14

Off site contamination source

☒ Yes ☐ No ☐ Not determined

3.3.15

Based on the Conceptual Site Model and the identified potential pathways/routes of contaminants to receptors, have all pathways/routes been assessed in the Phase 1 and Phase 2 environmental site assessment (ESAs)?

☒ Yes ☐ No

If no, is additional site characterization planned prior to submission of Risk Assessment?

☐ Yes ☒ No

3.4 Sampling Summary

Media sampled as part of Phase 2 ESA requirements for filing a Record of Site Condition

Media	Was This Medium Sampled?	Year of Most Recent Sample Collection
3.4.1 Surface soil (up to 1.5 metres)	☒ Yes ☐ No	2024
3.4.2 Subsurface soil (greater than 1.5 metres)	☒ Yes ☐ No	2024
3.4.3 Ground water	☒ Yes ☐ No	2024
3.4.4 Soil vapour/sub slab	☐ Yes ☒ No	
3.4.5 Sediment	☐ Yes ☒ No	
3.4.6 Surface water	☐ Yes ☒ No	
3.4.7 Indoor air	☐ Yes ☒ No	
3.4.8 Outdoor air	☐ Yes ☒ No	

Media	Was This Medium Sampled?	Year of Most Recent Sample Collection
3.4.9.	☐ Yes ☐ No	

3.5 Selection of Applicable Site Condition Standards

- 3.5.1 Is property within an area of natural significance? ☐ Yes ☒ No
- 3.5.2 Does property:
- include or is adjacent to an area of natural significance? ☐ Yes ☒ No
 - include land that is within 30 metres of an area of natural significance? ☐ Yes ☒ No
- 3.5.3 Soil at the property has:
- pH value for surface soil less than 5 or greater than 9? ☐ Yes ☒ No
 - pH value for subsurface soil less than 5 or greater than 11? ☐ Yes ☒ No
- 3.5.4 Is the property a shallow soil property? ☐ Yes ☒ No
- 3.5.5 Does the property include or is the property adjacent to a water body or does it include land that is within 30 metres of a water body? ☐ Yes ☒ No
- 3.5.6 What is the ground water condition for the property? ☐ Potable ☒ Non-potable
- 3.5.7 What is the texture of the soil? ☐ Coarse ☒ Medium or fine
If medium or fine, attach grain size analysis and rationale
- 3.5.8 What is the Assessment/Restoration approach? . . . ☐ Background ☒ Full-depth generic ☐ Stratified
- 3.5.9 What is the intended use of the property?
- | | | | |
|---|--|---|-------------------------------------|
| ☐ Agricultural/Other | ☐ Commercial | ☒ Community | ☐ Industrial |
| ☐ Institutional | ☒ Parkland | ☒ Residential | |

3.6 Contaminant Inventory for the Media

Surface Soil (up to 1.5 metres) (Complete if using stratified approach)

Surface soil applicable
☐ Yes
☒ No

Soil pH Measured ☐ Not determined

Minimum _____

Maximum _____

Number of samples _____

Soil texture
☐ Coarse
☐ Medium or fine
☐ Not determined

Contaminant inventory for surface soil

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Measured Concentration	Units	Minimum Detection Limit (MDL)	Applicable Site Condition Standard (SCS)	Potential for Exceedance of Applicable SCSs at Nearest Off-site Receptors?	Retained as a Contaminant for Risk Assessment?
						☐ Yes ☐ No	☐ Yes ☐ No

Subsurface Soil (greater than 1.5 metres) (Complete if using stratified approach)

Subsurface soil applicable
☐ Yes
☒ No

Soil pH Measured ☐ Not determined

Minimum _____

Maximum _____

Number of samples _____

Soil texture
☐ Coarse
☐ Medium or fine **▲**
☐ Not determined

If medium or fine, specify grain size analysis, figure showing grain size sampling locations and rationale for soil texture

Contaminant inventory for subsurface soil

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Measured Concentration	Units	Minimum Detection Limit (MDL)	Applicable Site Condition Standard (SCS)	Potential for Exceedance of Applicable SCSs at Nearest Off-site Receptors?	Retained as a Contaminant for Risk Assessment?
						☐ Yes ☐ No	☐ Yes ☐ No

Full Depth Soil

Full depth soil applicable
☒ Yes
☐ No

Soil pH Measured ☐ Not determined

Minimum **7.17**

Maximum **8.90**

Number of samples **28**

Soil texture
☐ Coarse
☒ Medium or fine **▲**
☐ Not determined

If medium or fine, specify grain size analysis, figure showing grain size sampling locations and rationale for soil texture

[Appendix G](#)

Contaminant inventory for full depth soil

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Measured Concentration	Units	Minimum Detection Limit (MDL)	Applicable Site Condition Standard (SCS)	Potential for Exceedance of Applicable SCSs at Nearest Off-site Receptors?	Retained as a Contaminant for Risk Assessment?
	Refer to Table B.1 (Appendix B)					☐ Yes ☐ No	☐ Yes ☐ No

Ground Water

Ground water applicable ☒ Yes ☐ No	How many ground water units are present to the depth of concern on the site? 1	Minimum depth to water table (in metres) 3.6
Is more than one aquifer impacted? ☐ Yes ☒ No ☐ Not determined		
Vertical delineation for the Risk Assessment property shown on conceptual site model (CSM) cross-sectional figures? ☒ Yes ☐ No		
Lateral delineation for the Risk Assessment property shown on CSM plan view and cross-sectional figures? ☒ Yes ☐ No		
Does the plume extend off site? ☐ Yes ☐ No ☒ Not determined		
Aquifer hydraulic conductivity (in metres per second) ☒ Not determined		Aquifer horizontal gradient (in metres per metres) 0.001 to 0.005 ☐ Not determined

Contaminant inventory for ground water

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Measured Concentration	Units	Minimum Detection Limit (MDL)	Applicable Site Condition Standard (SCS)	Potential for Exceedance of Applicable SCSs at Nearest Off-site Receptors?	Retained as a Contaminant for Risk Assessment?
	Refer to Table B.2 (Appendix B)					☐ Yes ☐ No	☐ Yes ☐ No

Sediment

Sediment applicable ☐ Yes ☒ No

Contaminant inventory for sediment

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Measured Concentration	Units	Minimum Detection Limit (MDL)	Applicable Site Condition Standard (SCS)	Potential for Exceedance of Applicable SCSs at Nearest Off-site Receptors?	Retained as a Contaminant for Risk Assessment?
						☐ Yes ☐ No	☐ Yes ☐ No

Vapour

Soil vapour applicable ☒ Yes ☐ No	Sub-slab vapour applicable ☐ Yes ☒ No	Indoor air applicable ☐ Yes ☒ No	Outdoor air applicable ☐ Yes ☒ No
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Contaminant inventory for vapour

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Concentration (include unit of measure)	Number of Sample Locations	Number of Samples Analysed	Analytical Method	Minimum Detection Limit (MDL)	Maximum Detection Limit Unit (MDLU)

Other

Other applicable ☒ Yes ☐ No	If yes, specify
---	-----------------

Contaminant inventory

Note: If there is a contaminant not listed under the drop down menu, enter the chemical information and its contaminant identifier directly into the fields.

Contaminant	Contaminant Identifier	Maximum Concentration (include unit of measure)	Number of Sample Locations	Number of Samples Analysed	Analytical Method	Minimum Detection Limit (MDL)	Maximum Detection Limit Unit (MDLU)

4. Laboratory Information

Laboratory 1

Laboratory name

Bureau Veritas

Address

Street number 6740	Qualifier (e.g., A)	Street name Campobello	Type Road	Direction
Unit/Suite number	Rural route	PO box	Postal station	City/Town Mississauga
Province/State Ontario	Postal/Zip Code L5N 2L8		Country Canada	

Additional address information (if applicable)

Contact Person

Last name

Legette

First name

Patricia

Telephone number (include country code if outside Canada)

416-428-7704 ext.

Email address

patricia.legette@bureauveritas.com

Medium tested by laboratory

Medium	Was Medium Tested?		
1. Surface soil layer	☐ Yes	☐ No	☒ Not applicable
2. Subsurface soil layer	☐ Yes	☐ No	☒ Not applicable
3. Full depth soil	☒ Yes	☐ No	☐ Not applicable
4. Ground water	☒ Yes	☐ No	☐ Not applicable
5. Soil vapour/sub slab	☐ Yes	☒ No	☐ Not applicable
6. Sediments	☐ Yes	☐ No	☒ Not applicable
7. Surface water	☐ Yes	☐ No	☒ Not applicable
8. Indoor air	☐ Yes	☐ No	☒ Not applicable
9. outside air	☐ Yes	☒ No	☐ Not applicable
10.	☐ Yes	☐ No	☐ Not applicable

Laboratory 2

Laboratory name

AGAT Laboratories

Address

Street number 5835	Qualifier (e.g., A)	Street name Coopers	Type Avenue	Direction
Unit/Suite number	Rural route	PO box	Postal station	City/Town Mississauga
Province/State Ontario	Postal/Zip Code L4Z 1Y2		Country Canada	

Additional address information (if applicable)

Contact Person

Last name Judd	First name Travis
Telephone number (include country code if outside Canada) 905-712-5130 ext.	Email address judd@agatlabs.com

Medium tested by laboratory

Medium	Was Medium Tested?		
1. Surface soil layer	☐ Yes	☐ No	☒ Not applicable
2. Subsurface soil layer	☐ Yes	☐ No	☒ Not applicable
3. Full depth soil	☒ Yes	☐ No	☐ Not applicable
4. Ground water	☐ Yes	☒ No	☐ Not applicable
5. Soil vapour/sub slab	☐ Yes	☒ No	☐ Not applicable
6. Sediments	☐ Yes	☐ No	☒ Not applicable
7. Surface water	☐ Yes	☐ No	☒ Not applicable
8. Indoor air	☐ Yes	☐ No	☒ Not applicable
9. outside air	☐ Yes	☒ No	☐ Not applicable
10.	☐ Yes	☐ No	☐ Not applicable

5. Human Health Conceptual Site Model (HHCSM) – Potential Exposure Pathways for Proposed Property Use

Information in this section is intended to support the HHCSM, including any proposed barriers to exposure, as illustrated in diagrams attached to the PSF.

HHCSM *without* on site risk management measures – Receptors *on* the property

Pathways	Resident – Adult	Resident – Child	Workers – Sub-surface	Workers – Long Term (Indoor)	Workers – Long Term (Outdoor)	Property Visitor – Recreational	Property Visitor – Trespassers	Other (specify)	Other (specify)
Soil ingestion	☒	☒	☒	☐	☒	☒	☒	☐	☐
Soil inhalation	☒	☒	☒	☐	☒	☒	☒	☐	☐
Soil skin contact	☒	☒	☒	☐	☒	☒	☒	☐	☐
Ground water ingestion	☐	☐	☒	☐	☐	☐	☐	☐	☐
Ground water skin contact	☐	☐	☒	☐	☐	☐	☐	☐	☐
Surface water ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Surface water skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Garden produce ingestion	☒	☒	☐	☐	☐	☒	☒	☐	☐
Livestock ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Vapour inhalation	☒	☒	☒	☒	☒	☒	☒	☐	☐
Vapour skin contact	☒	☒	☒	☒	☒	☒	☒	☐	☐

Pathways	Resident – Adult	Resident – Child	Workers – Sub-surface	Workers – Long Term (Indoor)	Workers – Long Term (Outdoor)	Property Visitor – Recreational	Property Visitor – Trespassers	Other (specify)	Other (specify)
Other (specify)	☐	☐	☐	☐	☐	☐	☐	☐	☐

HHCSM *without* on site risk management measures – Receptors *off* the property

Pathways	Resident – Adult	Resident – Child	Workers – Sub-surface	Workers – Long Term (Indoor)	Workers – Long Term (Outdoor)	Property Visitor – Recreational	Property Visitor – Trespassers	Other (specify)	Other (specify)
Soil ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Soil inhalation	☒	☒	☒	☐	☒	☒	☒	☐	☐
Soil skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Ground water ingestion	☐	☐	☒	☐	☐	☐	☐	☐	☐
Ground water skin contact	☐	☐	☒	☐	☐	☐	☐	☐	☐
Surface water ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Surface water skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Garden produce ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Livestock ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Vapour inhalation	☒	☒	☒	☒	☒	☒	☒	☐	☐
Vapour skin contact	☒	☒	☒	☒	☒	☒	☒	☐	☐
Other (specify)	☐	☐	☐	☐	☐	☐	☐	☐	☐

HHCSM *with* on site risk management measures – Receptors *on* the property

Pathways	Resident – Adult	Resident – Child	Workers – Sub-surface	Workers – Long Term (Indoor)	Workers – Long Term (Outdoor)	Property Visitor – Recreational	Property Visitor – Trespassers	Other (specify)	Other (specify)
Soil ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Soil inhalation	☐	☐	☐	☐	☐	☐	☐	☐	☐
Soil skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Ground water ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Ground water skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Surface water ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Surface water skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Garden produce ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Livestock ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐

Pathways	Resident – Adult	Resident – Child	Workers – Sub-surface	Workers – Long Term (Indoor)	Workers – Long Term (Outdoor)	Property Visitor – Recreational	Property Visitor – Trespassers	Other (specify)	Other (specify)
Vapour inhalation	☐	☐	☐	☐	☒	☐	☐	☐	☐
Vapour skin contact	☐	☐	☐	☐	☒	☐	☐	☐	☐
Other (specify)	☐	☐	☐	☐	☐	☐	☐	☐	☐

HHCSM *with* on site risk management measures – Receptors *off* the property

Pathways	Resident – Adult	Resident – Child	Workers – Sub-surface	Workers – Long Term (Indoor)	Workers – Long Term (Outdoor)	Property Visitor – Recreational	Property Visitor – Trespassers	Other (specify)	Other (specify)
Soil ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Soil inhalation	☐	☐	☐	☐	☐	☐	☐	☐	☐
Soil skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Ground water ingestion	☐	☐	☒	☐	☐	☐	☐	☐	☐
Ground water skin contact	☐	☐	☒	☐	☐	☐	☐	☐	☐
Surface water ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Surface water skin contact	☐	☐	☐	☐	☐	☐	☐	☐	☐
Garden produce ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Livestock ingestion	☐	☐	☐	☐	☐	☐	☐	☐	☐
Vapour inhalation	☒	☒	☒	☒	☒	☒	☒	☐	☐
Vapour skin contact	☒	☒	☒	☒	☒	☒	☒	☐	☐
Other (specify)	☐	☐	☐	☐	☐	☐	☐	☐	☐

6. Ecological Conceptual Site Model

Valued Ecological Components (VECs) and Potential Exposure Pathways for Proposed Property Use

List Endangered or Threatened Species on and off the property

Common Name	Latin Name
1. See Introduction and General Approach Discussion, Schedule I (Species at Risk)	
2.	
3.	
4.	

Habitat	Is the habitat present <i>on</i> the property?			Is the habitat present <i>off</i> the property?		
	Yes	No	Not determined	Yes	No	Not determined
Habitat	Is the habitat present <i>on</i> the property?			Is the habitat present <i>off</i> the property?		
	Yes	No	Not determined	Yes	No	Not determined
Terrestrial						
Agricultural	☐	☒	☐	☐	☒	☐
Undisturbed natural	☐	☒	☐	☐	☒	☐
Man made	☐	☒	☐	☒	☐	☐
Aquatic						
Lakes/streams	☐	☒	☐	☒	☐	☐
Wetland	☐	☒	☐	☐	☒	☐
Bog (acid/alkaline)	☐	☒	☐	☐	☒	☐

Valued Ecological Components

- ☐ If Modified Generic Risk Assessment, the site specific Valued Ecological Components list is consistent with the list in the Approved Model.

Valued Ecological Components	List of Studied Species
Terrestrial Vegetation	
Crops	None
Trees/Shrubs	Oak, Pines etc. as available per MECP Rationale Document (MECP, 2011)
Herbaceous	Clover, wild flowers, etc. as available per MECP Rationale Document (MECP, 2011)
Terrestrial Animals	
Invertebrates	As available per MECP Rationale Document (MECP, 2011)
Mammals	Short-Tailed Shrew Meadow Vole Red Fox
Mammals with breeding habitat	None
Avian species	Red-Winged Black Bird American Woodcock Red-Tailed Hawk
Avian species with breeding habitat	None
Reptiles/Amphibians	None
Reptiles/Amphibians with breeding habitat	None
Aquatic Vegetation	
Aquatic plant species	Off-Site: Lemma sp. etc, as available per MECP Rationale Document (MECP, 2011)
Trees/Shrubs/Bog plants	Not Applicable
Aquatic Animals	
Invertebrates (water column)	Off-Site: Amphipods, diptera etc. as available per MECP Rationale Document (MECP, 2011)
Invertebrates (benthic)	Off-Site: Amphipods, isopods, oligochaeta etc. as available per MECP Rationale Document (MECP, 2011)

Valued Ecological Components	List of Studied Species
Molluscs	Off-Site: Bivalves, gastropods etc. as available per MECP Rationale Document (MECP, 2011)
Amphibians	None
Amphibians with breeding habitat	None
Fish	None. Off-Site: Fathead minnow etc. as available per MECP Rationale Document (MECP, 2011)
Fish with spawning habitat	None

Terrestrial Ecological Pathways

Pathways	On the Property				Off the Property			
	Is this a potential pathway based on receptor characteristics, chemical characteristics and geological interpretation?		Is a man-made barrier or measure to interrupt this pathway present or anticipated?		Is this a potential pathway based on receptor characteristics, chemical characteristics and geological interpretation?		Is a man-made barrier or measure to interrupt this pathway present or anticipated?	
	Yes	No	Yes	No	Yes	No	Yes	No

Animals

Dermal contact	☒	☐	☒	☐	☐	☒	☐	☒
Inhalation	☒	☐	☒	☐	☐	☒	☐	☒
Soil ingestion	☒	☐	☒	☐	☐	☒	☐	☒
Soil inhalation	☒	☐	☒	☐	☒	☐	☒	☐
Water ingestion	☐	☒	☒	☐	☐	☒	☐	☒
Ingestion of prey/food	☒	☐	☒	☐	☐	☒	☐	☒

Vegetation

Root uptake of soil	☒	☐	☒	☐	☐	☒	☐	☒
Root uptake of surface water	☐	☒	☐	☒	☐	☒	☐	☒
Root uptake of ground water	☐	☒	☐	☒	☐	☒	☐	☒
Stem uptake of ambient air	☒	☐	☐	☒	☒	☐	☐	☒
Foliar uptake of ambient air	☒	☐	☐	☒	☒	☐	☐	☒

Other (specify) ▼

	☐	☐	☐	☐	☐	☐	☐	☐
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Aquatic Ecological Pathways

Pathways	On the Property				Off the Property			
	Is this a potential pathway based on receptor characteristics, chemical characteristics and geological interpretation?		Is a man-made barrier or measure to interrupt this pathway present or anticipated?		Is this a potential pathway based on receptor characteristics, chemical characteristics and geological interpretation?		Is a man-made barrier or measure to interrupt this pathway present or anticipated?	
	Yes	No	Yes	No	Yes	No	Yes	No

Aquatic Animals

Dermal contact	☐	☒	☐	☒	☒	☐	☐	☒
Gill uptake	☐	☒	☐	☒	☒	☐	☐	☒
Water ingestion	☐	☒	☐	☒	☒	☐	☐	☒
Prey/food ingestion	☐	☒	☐	☒	☒	☐	☐	☒
Aquatic Vegetation								
Root uptake from sediment	☐	☒	☐	☒	☐	☒	☐	☒
Root uptake of surface water	☐	☒	☐	☒	☒	☐	☐	☒
Stem/foliar uptake of surface water	☐	☒	☐	☒	☒	☐	☐	☒
Foliar uptake of ambient air	☐	☒	☐	☒	☒	☐	☐	☒
Other (specify) ▼								
	☐	☐	☐	☐	☐	☐	☐	☐

7. Conceptual Site Model ([Schedule C, Subsection 3 \(8\) of O. Reg. 153/04](#))

Each regulatory requirement listed below must be met. It is recommended that the Conceptual Site Model follow the order below.

Subsection Reference No.	Description	Yes	Not Applicable
3 (8)	The pre-submission form must include information on the proposed conceptual site model that the qualified person intends to rely upon in the preparation of the parts of the Risk Assessment (RA) report described in Report Section 3, Report Section 4 and Report Section 5 of Table 1 of this Schedule including,		
3 (8)(a)	a description and assessment of,	☒	☐
3 (8)(a)(i)	areas of potential environmental concern, and	☒	☐
3 (8)(a)(ii)	any subsurface structures and utilities on, in or under the RA property that may affect contaminant distribution and transport;	☒	☐
3 (8)(a.1)	a description of and, as appropriate, figures illustrating, the physical setting of a RA property and any areas under it including,	☒	☐
3 (8)(a.1)(i)	stratigraphy from ground surface to the deepest aquifer or aquitard investigated,	☒	☐
3 (8)(a.1)(ii)	hydrogeological characteristics, including aquifers, aquitards and, in each hydrostratigraphic unit where one or more contaminants is present at concentrations above the applicable site condition standards, lateral and vertical hydraulic gradients,	☒	☐
3 (8)(a.1)(iii)	approximate depth to bedrock,	☒	☐
3 (8)(a.1)(iv)	approximate depth to water table,	☒	☐
3 (8)(a.1)(v)	any respect in which section 41 or 43.1 of the regulation applies to the property,	☒	☐
3 (8)(a.1)(vi)	areas where soil has been brought from another property and placed on, in or under the RA property, and	☒	☐
3 (8)(a.1)(vii)	approximate locations, if known, of any proposed buildings and other structures;	☒	☐
3 (8)(a.2)	where a contaminant is present on, in or under a RA property at a concentration greater than the applicable site condition standard, identification of,	☒	☐
3 (8)(a.2)(i)	each area where a contaminant is present on, in or under a RA property at a concentration greater than the applicable site condition standard,	☒	☐

Subsection Reference No.	Description	Yes	Not Applicable
3 (8)(a.2)(ii)	the contaminants associated with each of the areas referred to in subclause (i), and	☒	☐
3 (8)(a.2)(iii)	each medium in which a contaminant associated with an area referred to in subclause (i) above is present;	☒	☐
3 (8)(a.3)	where a contaminant is present on, in or under a RA property at a concentration greater than the applicable site condition standard, a description of,	☒	☐
3 (8)(a.3)(i)	what is known about each of the areas referred to in subclause (a.2) (i),	☒	☐
3 (8)(a.3)(ii)	the distribution, in each of the areas referred to in subclause (a.2) (i), of each contaminant present in the area at a concentration greater than the applicable site condition standard, for each medium in which the contaminant is present, together with figures showing the distribution,	☒	☐
3 (8)(a.3)(iii)	anything known about the reason for the discharge into the natural environment of the contaminants present on, in or under the RA property at a concentration greater than the applicable site condition standard,	☒	☐
3 (8)(a.3)(iv)	anything known about migration away from any area of potential environmental concern of the contaminants present on, in or under the RA property at a concentration greater than the applicable site condition standard, including the identification of any preferential pathways,	☒	☐
3 (8)(a.3)(v)	climatic or meteorological conditions that may have influenced distribution and migration of the contaminants, such as temporal fluctuations in ground water levels, and	☒	☐
3 (8)(a.3)(vi)	if applicable, information concerning soil vapour intrusion of the contaminants into buildings including,	☒	☐
3 (8)(a.3)(vi)(A)	relevant construction features of a building, such as a basement or crawl space,	☐	☒
3 (8)(a.3)(vi)(B)	building heating, ventilating and air conditioning design and operation, and	☐	☒
3 (8)(a.3)(vi)(C)	Subsurface utilities;	☒	☐
3 (8)(a.4)	where contaminants on, in or under the RA property are present at concentrations greater than the applicable site condition standard, one or more cross-sections showing,	☒	☐
3 (8)(a.4)(i)	the lateral and vertical distribution of a contaminant in each area where the contaminant is present at a concentration greater than the applicable site condition standard in soil, ground water and sediment,	☒	☐
3 (8)(a.4)(ii)	approximate depth to water table in each area referred to in subclause (i),	☒	☐
3 (8)(a.4)(iii)	stratigraphy from ground surface to the deepest aquifer or aquitard investigated, and	☒	☐
3 (8)(a.4)(iv)	any subsurface structures and utilities that may affect contaminant distribution and transport in each area referred to in subclause (i);	☒	☐
3 (8)(b)	for each area where a contaminant is present on, in or under the RA property at a concentration greater than the applicable site condition standard for the contaminant, a diagram identifying, with narrative explanatory notes,	☒	☐
3 (8)(b)(i)	the release mechanisms,	☒	☐
3 (8)(b)(ii)	contaminant transport pathway,	☒	☐
3 (8)(b)(iii)	the human and ecological receptors located on, in, under and off the RA property,	☒	☐
3 (8)(b)(iv)	receptor exposure points, and	☒	☐
3 (8)(b)(v)	routes of exposure;	☒	☐

Subsection Reference No.	Description	Yes	Not Applicable
3 (8)(c)	with explanatory notes, showing the biota and food web relationships on and off the RA property which may be affected by contaminants on, in or under the RA property.	☒	☐

8. Risk Assessment Team (including sub-consultants)

Discipline	Name (Last, First Name)	Corporate Affiliation/Partnership/ Employer	Telephone	Email Address
Human Health	Ward, Shane	EXP Services Inc.	905-525-6069	shane.ward@exp.com
Ecology	Ward, Shane	EXP Services Inc.	905-525-6069	shane.ward@exp.com
Hydrogeology	Helik, Robert	EXP Services Inc.	905-793-9800	robert.helik@exp.com
Engineering (as needed)	Helik, Robert	EXP Services Inc.	905-793-9800	robert.helik@exp.com
Other (specify) RA Support	Patterson, Samuel	EXP Services Inc.	905-793-9800	samuel.patterson@exp.com
Other (specify) RA Support	Sticklee, Vanessa	EXP Services Inc.	905-793-9800	vanessa.sticklee@exp.com

Supporting Information

Document Description	Document Name	Number of Copies Provided	Hard Copies Attached?	Electronic Version Attached?
Phase two conceptual site model (CSM)	Appendix A - Phase Two Conceptual Site Model	1	☐ Yes ☒ No	☒ Yes ☐ No
Human health CSM and ecological CSM (with and without risk management measures)	Appendix A - Phase Two Conceptual Site Model	1	☐ Yes ☒ No	☒ Yes ☐ No
Plan of survey, legal description/ lawyer's letter	Appendix C - Legal Documentation	1	☐ Yes ☒ No	☒ Yes ☐ No
Certificate of Status (Qualified Person (QP)/QP firm)			☐ Yes ☐ No	☐ Yes ☐ No
For non-potable groundwater: notification to the municipality and any correspondence	Appendix F - Notification to the City of Toronto to Apply Non-Potable Groundwater Standards	1	☐ Yes ☒ No	☒ Yes ☐ No
If soil texture is identified as Medium or Fine, please include grain size analysis, figure showing grain size sampling locations, and rationale for soil texture selection.	Appendix G - Grain Size Rationale	1	☐ Yes ☒ No	☒ Yes ☐ No
Other (specify) Cont Inventory and Data Tables	Appendix B - Contaminant Inventory and Data Tables	1	☐ Yes ☒ No	☒ Yes ☐ No

9. Public Communication

Will there be public communication? ☐ Yes ☒ No ☐ Not applicable

Has the appropriate ministry district office been notified? ☐ Yes ☐ No ☒ Not applicable

10. Business Contact Information (Qualified Person conducting the Risk Assessment) (Complete as applicable)

Note: It is an offence to submit false or misleading information.

Name of Qualified Person

Last name Ward	First name Shane
-------------------	---------------------

Employer/Business Name EXP Services Inc.

Business Address

Street number 1266	Qualifier (e.g., A)	Street name South Service	Type Road	Direction
Unit/Suite number C1-1	Rural route	PO box	Postal station	City/Town Stoney Creek
Province/State Ontario	Postal/Zip code L8E 5R9	Country Canada		

Additional address information (if applicable)

Telephone number (include country code if outside Canada) 905-525-6069 ext. 65061	Fax number (include country code if outside Canada)
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Email address shane.ward@exp.com

11. Modified Generic Risk Assessment (MGRA) Approved Model

This section to be completed only if intending to submit MGRA in respect of the Risk Assessment property.

☐ **Pathway Modifier: Modify Solubility Component Values (for Petroleum Hydrocarbons (PHC) F1 and PHC F2)**

- 1) Was ground water collected for PHC analysis using a low-flow sampling method? ☐ Yes ☐ No
- 2) Was ground water collected for PHC analysis no more than 30 cm below the water table? ☐ Yes ☐ No
- 3) Has groundwater flow direction been determined based on the minimum requirements for ground water sampling (with respect to monitoring frequency) set out in Schedule E, Table 4, Assumption Category 4? ☐ Yes ☐ No
- 4) If the contaminant source of the PHC exceedance has not been removed from the Risk Assessment property, how far apart were the monitoring wells used to delineate PHC F1 and/or F2?

☐ **Risk management measure: no ground water use**

- Note: "Well" marked with an asterisk (*) in this measure, is defined in subsection 35 (1) of the Regulation.
It does not include holes such as:
- a hole solely intended to test or to obtain information in respect of groundwater or an aquifer, or
 - a hole solely made to lower or control the level of groundwater in the area of the hole or to remove material that may be in the groundwater.
- This risk management measure applies only to wells as defined in subsection 35 (1).
- 1a) Is the GW1 (drinking water component value) component value (i.e., Ontario Drinking Water Quality Standard) met down-gradient of all known exceedances of the applicable generic standard at the Risk Assessment property? ☐ Yes ☐ No
 - 1b) Will the GW1 component value likely be met at the nearest off-site human receptors? ☐ Yes ☐ No
 - 1c) Are there any water well* records within a radius of 250 metres from the boundary of the Risk Assessment property, as identified in the phase 1 environmental site assessment report? ☐ Yes ☐ No
 - 1d) Have you carried out any other activities to identify other potable wells* not captured by water well records? ☐ Yes ☐ No
- If yes, does the information identify other potable wells not captured by water well records? ☐ Yes ☐ No

2) Are the Risk Assessment property and all other properties located, in whole or in part, within 250 metres of the boundaries of the Risk Assessment property, supplied by a municipal drinking water system, as defined in the *Safe Drinking Water Act, 2002*? ☐ Yes ☐ No

3a) Is the Risk Assessment property in, or within, 250 m any of the following, as set out in the Assessment Report portion of the applicable Source Protection Plan under the *Clean Water Act, 2006* (as per source water protection mapping available through local Conservation Authorities):

Note: For definitions, see the [Clean Water Act, 2006](#)

• A designated well head protection area (WHPA) ☐ Yes ☐ No

If yes, identify the WHPA classification (A through F) **and** aquifer vulnerability score

• A significant groundwater recharge area (SGRA) ☐ Yes ☐ No

• A highly vulnerable aquifer (HVA) ☐ Yes ☐ No

• An issues contributing area (ICA) ☐ Yes ☐ No

• A Source Water Intake Protection Zone (IPZ) ☐ Yes ☐ No

3b) Have you attached a map showing the Risk Assessment property in relation any Source Water Protection Areas identified above? ☐ Yes ☐ No

4) Have you consulted with the appropriate Ministry District Office on the proposal to use the “No Ground Water Use risk management measure” at the Risk Assessment property?. ☐ Yes ☐ No

Note: One of the outcomes of the Ministry’s detailed review of the RA may still be the conclusion that ground water monitoring is warranted for the Risk Assessment property, and, therefore, the Risk Assessment cannot be classified as an Modified Generic Risk Assessment.

5a) Has the Municipality been notified that the Risk Assessment assumes that the ground water under the Risk Assessment property does not or will not serve as a raw water supply for a drinking water system, in accordance with Schedule C, subsection 4(5)? ☐ Yes ☐ No

Location of notification

Please attach the notification.

5b) Has Municipality responded? ☐ Yes ☐ No

If yes, provide response

Location of response

☐ **Any pathway modifier or risk management measure that modifies the GW2 (the protection of indoor air from vapours originating from groundwater component) component value**

☐ Building with storage garage

☐ Building prohibition

☐ Building with no first storey residential use

☐ Soil vapour intrusion mitigation system

☐ Soil vapour screening level met for ground water source

☐ Building with minimum first storey ceiling height requirement

1) Will the applicable full depth site condition standards likely be met at the nearest off-site human receptors? ☐ Yes ☐ No

2) Have you consulted with the appropriate Ministry of the Environment, Conservation and Parks District Office regarding your assessment of the likelihood for vapour intrusion to occur off-site? ☐ Yes ☐ No

☐ **Modified Subsurface Worker Protection (where the S3 pathway is modified for an inorganic chemicals of concern (COC))**

- 1) Did you do leachate testing for inorganics? ☐ Yes ☐ No
If yes, what leachate test did you use?
☐ Synthetic Precipitation Leaching Procedure (SPLP)
☐ Toxicity Characteristic Leaching Procedure (TCLP)
- 2) Did the results meet the values generated by the Approved Model?
["Tier 2 Input" tab, Cell A61-C66] ☐ Yes ☐ No

EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix A – Phase Two Conceptual Site Model



Phase Two Conceptual Site Model – 15 Denison Avenue, Toronto, ON

This section presents a P2CSM providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. These components are discussed in the following sections. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the MECP. The list of figures referenced throughout this report is provided below.

List of Figures

- Figure 1 – Site Location Plan
- Figure 2 –Phase One Study Area, Surrounding Land Use Plan and Potentially Contaminating Activities
- Figure 3 – Site Plan and Utilities
- Figure 4 – Areas of Potential Environmental Concern (APECs)
- Figure 5A – Borehole / Monitoring Well Location Plan
- Figure 5B – Borehole / Monitoring Well Location Plan and APECs
- Figure 6A – Shallow Groundwater Contour Plan – January and February 2022
- Figure 6B – Shallow Groundwater Contour Plan – April 25, 2024
- Figure 7 – Soil Analytical Results – Petroleum Hydrocarbons (PHCs) Including BTEX
- Figure 8 – Soil Analytical Results – Volatile Organic Compounds (VOCs)
- Figure 9 – Soil Analytical Results – Metals, Hydride Former Metals and Select ORPs (B-HWS, CN-, Cr VI, Hg)
- Figure 10 – Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR)
- Figure 11 – Soil Analytical Results – pH
- Figure 12 – Polycyclic Aromatic Hydrocarbons (PAHs)
- Figure 13 – Groundwater Analytical Results – Petroleum Hydrocarbons (PHCs) Including BTEX
- Figure 14 – Groundwater Analytical Results – Volatile Organic Compounds (VOCs)
- Figure 15 – Groundwater Analytical Results – Metals Including Hydride-Forming Metals, and ORPs (Hg, Cr(VI), CN-, Na⁺, Cl⁻)
- Figure 16 – Groundwater Analytical Results – Polycyclic Aromatic Hydrocarbons (PAHs)
- Figure 17A – Cross Section A-A'
- Figure 17B – Cross Section A-A' with PHC (Including BTEX) Concentrations in Soil
- Figure 17C – Cross Section A-A' with VOC Concentrations in Soil
- Figure 17D – Cross Section A-A' with Metals, Hydride-Forming Metals and Select ORPs (B-HWS, CN-, Cr VI, Hg) Concentrations in Soil
- Figure 17E – Cross Section A-A' with EC and SAR Concentrations in Soil
- Figure 17F – Cross Section A-A' with pH Concentrations in Soil
- Figure 17G – Cross Section A-A' with PAH Concentrations in Soil
- Figure 17H – Cross Section A-A' with PHC and BTEX Concentrations in Groundwater
- Figure 17I – Cross Section A-A' with VOC Concentrations in Groundwater

Figure 17J – Cross Section A-A' with Metals, Hydride-Forming Metals and ORPs (Hg, Cr VI, Na⁺, Cl⁻) Concentrations in Groundwater

Figure 17K – Cross Section A-A' with PAH Concentrations in Groundwater

Figure 18A – Cross Section B-B'

Figure 18B – Cross Section B-B' with PHC (Including BTEX) Concentrations in Soil

Figure 18C – Cross Section B-B' with VOC Concentrations in Soil

Figure 18D – Cross Section B-B' with Metals, Hydride-Forming Metals and Select ORPs (B-HWS, CN⁻, Cr VI, Hg) Concentrations in Soil

Figure 18E – Cross Section B-B' with EC and SAR Concentrations in Soil

Figure 18F – Cross Section B-B' with pH Concentrations in Soil.

Figure 18G – Cross Section B-B' with PAH Concentrations in Soil

Figure 18H – Cross Section B-B' with PHC and BTEX Concentrations in Groundwater

Figure 18I – Cross Section B-B' with VOC Concentrations in Groundwater

Figure 18J – Cross Section B-B' with Metals, Hydride-Forming Metals and ORPs (Hg, Cr V), Na⁺, Cl⁻) Concentrations in Groundwater

Figure 18K – Cross Section B-B' with PAH Concentrations in Groundwater

Figure 19A – Human Health Conceptual Site Model – On-Site Receptors

Figure 19B – Human Health Conceptual Site Model – Off-Site receptors

Figure 20A – Ecological Health Conceptual Site Model – On-Site Receptors

Figure 20B – Ecological Health Conceptual Site Model – Off-Site receptors

1. Introduction

The Site is located on the east side of Denison Avenue, west of Augusta Avenue and south of Wolseley Street, approximately 45 metres north of Queen Street West (Figure 1). Details of the Site are as follows:

Table 1: Site Identification Information

Municipal Address	15 Denison Avenue
Current Land Use	Commercial
Proposed Land Use	Residential, Community, Parkland
Legal Description	Part of PIN 21238-0045 (LT) LANE PL 65 TORONTO; 10 FT LANE, 8 FT 9 INCH LANE PL D127 TORONTO; PT LT 1 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT LT 9 PL D127 TORONTO AS IN WA99649; TORONTO , CITY OF TORONTO PIN 21238-0046 (LT) LT 1-5 PL D127 TORONTO EXCEPT WA95815, WA99649; TORONTO , CITY OF TORONTO PIN 21238-0047 (LT) LT 6-8 PL D127 TORONTO; PT LT 9 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT UNLETTERED LT TO REAR OF LT 3 N/S QUEEN ST PL 65 TORONTO PT 5, EXPROP PL WA91330; PT 1 & 2, EXPROP PL WA88833 & AS IN WA90829 WA88489, WA88331, WA88288, WA88252 EXCEPT WA99649, WA95819; S/T WA90829; S/T INTEREST IN WA90829; S/T DEBTS IN WA97766; TORONTO , CITY OF TORONTO
Property Identification Number (PIN)	Part of 21238-0045 (LT) All of 21238-0046 (LT) All of 21238-0047 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 629009 m E 4834085 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	GPS
Site Area	0.24 hectares (0.59 acres)
Property Owners, Owner Contact and Address	The Corporation of the City of Toronto 61 Front Street West, Union Station, East Wing, 3rd Floor Toronto, Ontario M5J 1E5 attn. Ms. Tracey Smith

2. Potentially Contaminating Activities and Areas of Potential Environmental Concern

2.1 Potentially Contaminating Activities

A Phase One ESA, in accordance with O.Reg.153/04, has been conducted by EXP in 2021 for the Phase One Property. Several PCAs were identified on-Site and within 250 m from the Phase One Property site boundaries. All PCAs that were identified within 250 m property are shown on Figure 2. Each PCA was further evaluated to determine if the activity may be contributing to an APEC at the Phase One Property.

The QP determined that select PCAs may contribute to an APEC for the property, while several PCAs were determined to not contribute to an APEC at the Phase One Property/Site due to various factors including, but not limited to, relative distance to the Phase One Property/Site, orientation to the Phase One Property/Site; degree and nature of PCA operations, potentially impacted media, etc. Refer to Table 2 for the evaluation of the PCAs in the Phase One Study Area.

Table 2: Potentially Contaminating Activities in the Phase One Study Area

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1	Entire Site	On-site	PCA#30 – Importation of Fill Material of Unknown Quality	Fill material was potentially used as a base for the parking lot, and in the former building cavities.	Yes, as the PCA is located on-Site.
2	Entire Site	On-site	PCA#Other – de-icing salts	De-icing salts were potentially used in the parking lot.	Yes, as the PCA is located on-Site.
Surrounding Properties					
3	5 Denison Avenue	5 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records Denison Laundry was located at the property from 1936 to 1940.	Yes, based on the close proximity to the Site.
4	1-5 Denison Avenue	5 m south	PCA#Other - historical manufacturing	Based on the 1948 and 1961 FIPs, various light factories were located at the property.	Yes, based on the close proximity to the Site.
5	3 Denison Avenue	15 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records Denison Cleaners was located at the property from 1955 to 1960.	Yes, based on the close proximity to the Site.
6	472-474 Queen	5 m south	PCA#33 – Metal Treatment,	Based on the 1948 and 1961 FIPs, a metal works company was located at the rear of the property.	Yes, based on the close proximity to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	Street West		Coating, Plating and Finishing		
7	468 Queen Street West	5 m south	PCA#Other – Coal Storage	Based on the municipal records, Rogers Elias Coal Co Ltd was located at the property from 1907 to 1940.	Yes, based on the close proximity to the Site.
8	478 Queen Street West	5 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, J. Brelin had a fuel tank installed in 1919.	Yes, based on the close proximity to the Site.
9	11 Augusta Avenue	15 m southeast	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, Allen William H Co, manufacturing chemists were located at the property in 1885.	Yes, based on the close proximity to the Site.
10	21-23 Augusta Avenue	15 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Maple Leaf Cleaners Ltd. was located at the property from 1960 to 1965.	Yes, based on the close proximity to the Site.
11	458 Queen Street West	15 m east	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, British American Dyeing Co was located at the property in 1900.	Yes, based on the close proximity to the Site.
12	12 Denison Avenue	20 m west of the site	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, a fuel oil tank was installed in 1932.	Yes, based on the close proximity to the Site.
13	41 Augusta Avenue	65 m north	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the 1935 FIP, a repair garage was located at the property.	Yes, based on the close proximity to the Site.
14	1 Denison Avenue	25 m south	PCA#Other - historical manufacturing	Based on the municipal records, Denton Manufacturing was located at the property in 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
15	2 Denison Avenue	35 m southwest	PCA#37 – Operation of Dry Cleaning Equipment	Based on the municipal records, a cleaning and pressing business was located at the property in 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			(where chemicals are used)		
16	40 Denison Avenue	80 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
17	64 Denison Avenue	175 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
18	68 Denison Avenue	185 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property from 1875 to 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
19	476 Adelaide Street West	210 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
20	480 Adelaide Street West	235 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, State of the Arts Ltd. (a printing company) was registered as a waste generator at the property between 1995 and 2001.	No, based on the inferred hydraulically downgradient location relative to the Site.
21	490 Adelaide Street West	235 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, Webster Printing Co was located at the property from 1950 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
22A	502 Adelaide Street West	235 m south	PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Based on the municipal records, various paint companies were located at the property between 1945 and 1995.	No, based on the inferred hydraulically downgradient location relative to the Site.
22B	502 Adelaide Street West	235 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Nu Way Mfg Co was located at the property between 1955 and 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
22C	502 Adelaide Street West	235 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaner & presser was located at the property in 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
23A	530 Adelaide Street	240 m southwest	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report various clothing and textile manufacturing	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				businesses were located at the property.	
23B	530 Adelaide Street	240 m southwest	PCA#49 – Salvage Yard, including automobile wrecking	Based on the 1948 FIP, a junk yard was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
24	2 Augusta Avenue	90 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a sheet metal company was located at the property in 1919.	No, based on the inferred hydraulically downgradient location relative to the Site.
25	2-4 Augusta Avenue	90 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tin business was located at the property in 1914.	No, based on the inferred hydraulically downgradient location relative to the Site.
26	70 Augusta Avenue	155 m north	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1940.	No, based on the separation distance from the Site.
27	98 Augusta Avenue	215 m north	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Grange Co Laundry was located at the property from 1945 to 1965.	No, based on the separation distance from the Site.
28	104 Augusta Avenue	220 m north	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1929.	No, based on the separation distance from the Site.
29	60 Brant Street	145 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, City of Toronto had a gas & oil tank and pump in 1932.	No, based on the inferred hydraulically downgradient location relative to the Site.
30A	32 Camden Street	225 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically downgradient location relative to the Site.
30B	32 Camden Street	225 m southeast	PCA#Other – Skate Manufacturing	Based on the municipal records and ERIS report, a custom skate manufacturing business was	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				located at the property between 1978 and 1995.	
31	32-36 Camden Street	225 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, Modern Blouse Mfg Co. was located at the property in 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
32	34 Camden Street	225 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
33	38-40 Camden Street	215 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, Bernard Cowan Company limited, a clothing manufacturing company was located at the property from 1955 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
34	38 Camden Street	215 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing and publishing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
35	42 Camden Street	205 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, Superb Fashions Ltd., a clothing manufacturing company was located at the property from 1985 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
36	44 Camden Street	200 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a fur clothing manufacturing company was located at the since in 1950.	No, based on the inferred hydraulically downgradient location relative to the Site.
37A	45 Camden Street	245 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records and ERIS report, multiple printing companies were located at the property between 1955 and 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
37B	45 Camden Street	245 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, multiple clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
38A	47 Camden Street	240 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records and FIPs, Canadian Sewing Machine & Steam Iron Co was located at the property from 1972 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
38B	47 Camden Street	240 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, Cobra Slack Mfg Co was located at the property in 1978/79.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
38C	47 Camden Street	240 m southeast	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, Sklar Furniture Mfg Co was located at the property from 1950 to 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
39	49 Camden Street	235 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, Elite Blouse & Skirt Mfg Co was located at the property in 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
40	51 Camden Street	225 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report and municipal records, Lunar Caustic Press was located at the property from 1995 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
41	18 Cameron Street	165 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, a printer was located at the property in 1940.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
42	21 Carr Street	125 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
43	34 Carr Street	165 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
44A	20 Maud Street	200 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
44B	20 Maud Street	200 m south	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
44C	20 Maud Street	200 m south	PCA#Other - photoprocessing	Based on the ERIS report, 1076473 Ontario Limited was registered as a waste generator of photoprocessing wastes from 2002 to 2006.	No, based on the inferred hydraulically downgradient location relative to the Site.
45	22 Maud Street	220 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of	Based on the 1964 FIP, Master Pad Co. Ltd. (mill construction) was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Treated and Preserved Wood Products		
46	30 Maud Street	180 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, Maud Street Printing Service was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
47	127 Portland Street	215 m south	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a dress manufacturing company was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
48	127-129 Portland Street	215 m south	PCA#45 – Pulp, Paper, and Paperboard Manufacturing and Processing	Based on the 1964 FIP, a box factory (Collet Sproule Paper Box Factory) was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
49	149 Portland Street	165 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the 1964 FIP, a Chinese laundry business was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
50	164 Portland Street	130 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the 1964 FIP, a Chinese laundry business was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
51	390 Queen Street West	240 m east	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, Graham Allan had a fuel tank installed in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
52A	400 Queen Street West	220 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing and publishing companies were located at the property between 1950 and 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
52B	400 Queen Street West	220 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
53	416 Queen Street West	160 m east	PCA#33 – Metal Treatment,	Based on the ERIS report and municipal records, General Industrial Sewing Machine Co was	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Coating, Plating and Finishing	located at the property from 1978 to 2000.	
54	420 Queen Street West	150 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a Chinese laundry business was located at the property from 1907 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
55	424 Queen Street West	135 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, various blacksmiths, tinsmiths and coppersmiths were located at the property from 1865 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
56	428 Queen Street West	125 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Carl's Cleaners was located at the property in 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
57	430 Queen Street West	120 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, M Weinberg had a permit for a fuel tank in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
58	432 Queen Street West	100 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, L Tulchinsky had a fuel tank installed in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
59	434 Queen Street West	90 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaner & presser was located at the property in 1940.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
60	444 Queen Street West	60 m east	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a fur clothing manufacturing company was located at the property from 1945 to 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
61	492 Queen Street West	30 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a tinsmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
62	502 Queen Street West	60 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Singer Sewing Machine Co. was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
63A	516 Queen Street West	90 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records a publishing company was located at the property in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
63B	516 Queen Street West	90 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property in 1875.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
64	530R Queen Street West	160 m west	PCA#Other - historical manufacturing	Based on the 1964 FIP, various light manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
65	534 Queen Street West	155 m west	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Mole's Hardware was granted a permit to install a gasoline pump and 500 gallon tank in 1922.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
66	536 Queen Street West	165 m west	PCA#Other – Coal Storage	Based on the municipal records, a coal company was located at the property in 1885.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
67	542 Queen Street West	180 m west	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, A fuel oil tank was installed in 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
68	544 Queen Street West	185 m west	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records and ERIS report, Victory Cleaners was located at the property from 1955 to 2020.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
69	546 Queen Street West	195 m west	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the municipal records Canadian Oil Co. was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
70	550 Queen Street West	200 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
71	552 Queen Street West	205 m west	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Victory Cleaners was located at the property from 1945 to 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
72	558 Queen Street West	220 m west	PCA#47 – Rubber Manufacturing and Processing	Based on the municipal records and ERIS report, Rite Rubber Co was located at the property from 1985 to 2000.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
73	564 Queen Street West	235 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
74A	568 Queen Street West	245 m west	PCA#Other – Coal Storage	Based on the municipal records, Conger Coal Co Ltd. was located at the property from 1900 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
74B	568 Queen Street West	245 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property in 1870.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
75	461 Queen Street West	55 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, 1260482 Ontario Limited (general rental centre) was registered as a was generator of light fuels in 2005.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
76	451 Queen Street West	235 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1890.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
77	455 Queen Street West	220 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
78	463 Queen Street West	205 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1950 to 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
79A	471 Queen Street West	190 m east	PCA#37 – Operation of Dry Cleaning	Based on the municipal records, a laundry business was located at the property from 1960 to 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Equipment (where chemicals are used)		
79B	471 Queen Street West	190 m east	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dye company was located at the property from 1900 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
80	473 Queen Street West	180 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Levine Leather Co had a fuel tank installed in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81A	475 Queen Street West	175 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, American Sewing Machine Co was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81B	475 Queen Street West	175 m east	PCA#47 – Rubber Manufacturing and Processing	Based on the municipal records, a rubber company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81C	475 Queen Street West	175 m east	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dye company was located at the property in 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81D	475 Queen Street West	175 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a blacksmith was located at the property from 1890 to 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
82A	477 Queen Street West	170 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records a laundry business was located at the property in 1890.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
82B	477 Queen Street West	170 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Priestly Demolition Inc. was registered as a waste generator of light fuels in 2006.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
83A	479 Queen Street West	165 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing and publishing companies were located at the property from 1950 to 1990.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
83B	479 Queen Street West	165 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property from 1875 to 1885.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
84	483 Queen Street West	155 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1940.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
85	485 Queen Street West	150 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
86	489 Queen Street West	140 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a manufacturing company was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
87	491 Queen Street West	135 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records and ERIS report, Central Industrial Sewing Machine Co Ltd. was located at the property from 1985 to 2001.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
88	493 Queen Street West	130 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Central Industrial Sewing Machine Co Ltd. was located at the property in 1978/79.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
89A	497 Queen Street West	120 m east	PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Based on the municipal records, a paint company was located at the property in 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
89B	497 Queen Street West	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a manufacturing company was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
90	501-503 Queen Street West	105 m east	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property from 1907 to 1925.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
91A	503 Queen Street West	105 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a tin worker was located at the property in 1907.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
91B	503 Queen Street West	105 m east	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property in 1907.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
91C	503 Queen Street West	105 m east	PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Based on the municipal records, a paint company was located at the property in 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
92	505 Queen Street West	105 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, various laundry businesses were located at the property from 1895 to 1907.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
93	505-507 Queen Street West	100 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvation Army Industrial (believed to be a salvage operation) was located at the property in 1919 and 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
94	507 Queen Street West	100 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvation Army Salvage Department was located at the property in 1914.	No, based on the inferred hydraulically downgradient location relative to the Site.
95A	509 Queen Street West	95 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a tin worker was located at the property in 1907.	No, based on the inferred hydraulically downgradient location relative to the Site.
95B	509 Queen Street West	95 m southeast	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1890.	No, based on the inferred hydraulically downgradient location relative to the Site.
96	511 Queen Street West	90 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, various sewing machine companies were located at the property from 1985 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
97	514 Queen Street West	80 m west	PCA#Other – photoprocessing	Based on the municipal records and ERIS report, West Camera Ltd. was registered as a waste generator of photoprocessing wastes from 1992 to 2001.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
98	519 Queen Street West	80 m southeast	PCA#59 – Wood Treating and Preservative	Based on the ERIS report and municipal records, a furniture manufacturing company was	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Facility and Bulk Storage of Treated and Preserved Wood Products	located at the property from 1955 to 1965.	
99	525 Queen Street West	75 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
100	535 Queen Street West	60 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, Dominion Bank has a gasoline pump in 1931.	No, based on the inferred hydraulically downgradient location relative to the Site.
101	537 Queen Street West	55 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, in 1924, a retail gasoline pump was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
102	547 Queen Street West	55 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1907 to 1936.	No, based on the inferred hydraulically downgradient location relative to the Site.
103A	553 Queen Street West	55 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report and municipal records, various printing companies were located at the property from 1940 to 1989.	No, based on the inferred hydraulically downgradient location relative to the Site.
103B	553 Queen Street West	55 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a fur cleaning company was located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
103C	553 Queen Street West	55 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
103D	553 Queen Street West	55 m south	PCA#54 – Textile Manufacturing and Processing	Based on the 1964 FIP, a clothing factory was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
104	567 Queen Street West	60 m south	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dyer was located at the property in 1885.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
105	575 Queen Street West	75 m southwest	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, Frontier Chemical Co was located at the property in 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
106	581 Queen Street West	85 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, H Franklin had a fuel oil tank installed in 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
107	587 Queen Street West	115 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically downgradient location relative to the Site.
108	591 Queen Street West	125 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaning & pressing business was located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
109	495 Queen Street	125 m southeast	PCA#Other – vaping business	Based on the ERIS report, JUUL Labs, Inc. was registered as a waste generator of miscellaneous waste organic chemicals as of October 2019.	No, based on the inferred hydraulically downgradient location relative to the Site.
110	597 Queen Street West	145 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, various dry cleaning businesses were located at the property from 1945 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
111	601 Queen Street West	150 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Durand Plating Co was located at the property in 1907.	No, based on the inferred hydraulically downgradient location relative to the Site.
112	603 Queen Street West	155 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Durand Electro Plating Co was located at the property from 1914 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
113	605 Queen Street West	160 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, various tinsmiths and blacksmiths were located at the property from 1890 to 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
114A	607 Queen Street West	165 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, various laundry businesses were located at the property from 1895 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
114B	607 Queen Street West	165 m southwest	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, Standard Car Wreckers were located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
115	609 Queen Street West	170 m southwest	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, a knitting mill was located at the property from 1995 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
116A	619 Queen Street West	195 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, a printing company was located at the property from 1895 to 1900.	No, based on the inferred hydraulically downgradient location relative to the Site.
116B	619 Queen Street West	195 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically downgradient location relative to the Site.
117	621 Queen Street West	200 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaner & presser was located at the property from 1940 to 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
118	623 Queen Street West	210 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing companies were located at the property from 1936 to 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
119A	629 Queen Street West	230 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1929 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
119B	629 Queen Street West	230 m southwest	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dye business was located at the property from 1914 to 1919.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
120A	440 Richmond Street West	230 m southeast	PCA#10 – Commercial Autobody Shops	Based on the municipal records, an autobody shop was located at the property in 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
120B	440 Richmond Street West	230 m southeast	PCA#28 - Gasoline and Associated Products Storage in Fixed Tanks	Based on the municipal records a service station was located at the property from 1955 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
121	452 Richmond Street West	195 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a watch manufacturing company was located at the property in 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
122	456-458 Richmond Street West	190 m southeast	PCA#32 – Iron and Steel Manufacturing and Processing	Based on the municipal records, a brass manufacturing company was located at the property from 1936 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
123A	458 Richmond Street West	190 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records a dress manufacturing company was located at the property in 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
123B	458 Richmond Street West	190 m southeast	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
124A	460-470 Richmond Street West	165 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, various clothing manufacturing companies were located at the property from 1929 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
124B	460-470 Richmond Street West	165 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Dominion Machine & Tool Co. Ltd. was located at the property from 1929 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
124C	460-470 Richmond Street West	165 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records and ERIS report, various printing companies were located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
125	480-494 Richmond Street West	110 m southeast	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property from 1936 to 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
126	484-492 Richmond Street West	115 m southeast	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property from 1914 to 1929.	No, based on the inferred hydraulically downgradient location relative to the Site.
127	588 and 590 Richmond Street West	185 m southwest	PCA#Other – medical equipment manufacturing	Based on the ERIS report and municipal records, Accurate Surgical Instruments was located at the property from 1978 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
128	492 Richmond Street West	115 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property in 1914.	No, based on the inferred hydraulically downgradient location relative to the Site.
129	496-508 Richmond Street West	95 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvage Army salvage operation was located at the property from 1919 to 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
130	502 Richmond Street West	95 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the ERIS report, Salvation Army Garage was registered as a waste generator of waste oils & lubricants from 1992 to 1998.	No, based on the inferred hydraulically downgradient location relative to the Site.
131	506 Richmond Street West	95 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, A gasoline pump was installed on the curb of a Salvation Army storage building in 1924.	No, based on the inferred hydraulically downgradient location relative to the Site.
132A	508 Richmond Street West	95 m southeast	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, various automotive repair garages were located at the property between 1925 and 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
132B	508 Richmond Street West	95 m southeast	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, a gasoline service station with one tank was located at the property in 1922 and 1924.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
132C	508 Richmond Street West	95 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report, a blacksmith was located at the property from 1914 to 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
133	510 Richmond Street West	90 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, a garage was located at the property from 1972 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
134	518 Richmond Street West	90 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property from 1919 to 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
135	520 Richmond Street	90 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the ERIS report, Stephenson's Rental Services Inc. was registered as a waste generator of waste oils & lubricants, emulsified oils, oil skimmings & sludges, petroleum distillates and light fuels from 2005 to as of December 2018.	No, based on the inferred hydraulically downgradient location relative to the Site.
136	546 Richmond Street West	90 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, a furniture manufacturing company was located at the site in 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
137	552 Richmond Street West	95 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records and FIPs, a lumber yard was located at the property in 1955 and 1964.	No, based on the inferred hydraulically downgradient location relative to the Site.
138A	445 Richmond	230 m southeast	PCA#17 – Dye Manufacturing,	Based on the municipal records a dye company was located at the property in 200.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	Street West		Processing and Bulk Storage		
138B	445 Richmond Street West	230 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, textile mill was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
138C	445 Richmond Street West	230 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal record, a printing company was located at the property from 1965 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
139A	457 Richmond Street West	210 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, various clothing manufacturing companies were located at the property from 1955 to 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
139B	457 Richmond Street West	210 m southeast	PCA#Other - photoprocessing	Based on the ERIS report, a photoprocessing was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
140A	471 Richmond Street West	185 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report and municipal records, various printing companies were located at the property from 1955 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
140B	471 Richmond Street West	185 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a welding company was located at the property in 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
141A	477 Richmond Street West	170 m southeast	PCA#10 – Commercial Autobody Shops	Based on the municipal records and FIPs, various auto body shops were located at the property from 1945 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
141B	477 Richmond Street West	170 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, Clarity Colour Inc. was registered as a waste generator of photoprocessing wastes from 1995 to 2004.	No, based on the inferred hydraulically downgradient location relative to the Site.
141C	477 Richmond Street West	170 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a clothing manufacturing company was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
142	483 Richmond Street West	160 m southeast	PCA#10 – Commercial Autobody Shops	Based on the municipal records, an autobody shop was located at the property from 1978 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
143	496 Richmond Street West	100 m southeast	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records and FIPs, the Toronto department of public works was located at the property in 1978/79.	No, based on the inferred hydraulically downgradient location relative to the Site.
144	497 Richmond Street West	145 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records and FIPs, the Toronto department of public works was located at the property from 1985 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
145	501-509 Richmond Street West	145 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, the Toronto department of water works was located at the property from 1919 to 1929.	No, based on the inferred hydraulically downgradient location relative to the Site.
146	505 Richmond Street West	145 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, PUC (Works Yard Storage Tank) uncovered a leaking abandoned oil tank in 1995, causing soil contamination.	No, based on the inferred hydraulically downgradient location relative to the Site.
147	505-511 Richmond Street West	145 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, the Toronto department of water works was located at the property from 1960 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
148	513 – 523 Richmond Street West	140 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and	Based on the municipal records, the Toronto department of water works was located at the property from 1919 to 1929.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			material used to maintain transportation systems		
149A	525 Richmond Street West	140 m south	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a hosiery manufacturing company was located at the property from 1972 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
149B	525 Richmond Street West	140 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a foundry was located at the property in 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
150	533 Richmond Street West	150 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, a lumber company was located at the property from 1965 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
151A	543 Richmond Street West	195 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a manufacturing company was located the property in 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
151B	543 Richmond Street West	195 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
152	545 Richmond Street West	190 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
153A	555 Richmond Street West	225 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing companies were located at the property from 1972 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
153B	555 Richmond Street West	225 m southwest	PCA#Other – photoprocessing	Based on the ERIS report, Lason Canada Company (motion picture laboratory) was registered as a waste generator of transfer station oils wastes and photoprocessing wastes from 1999 to 2006.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
153C	555 Richmond Street West	225 m southwest	PCA#Other – medical device manufacturing	Based on the ERIS report, various medical device manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
153D	555 Richmond Street West	225 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report, various metal companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
153E	555 Richmond Street West	225 m southwest	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, textile manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
154A	16 Ryerson Avenue	140 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a sheet metal company was located at the property from 1960 to 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
154B	16 Ryerson Avenue	140 m west	PCA#45 – Pulp, Paper, and Paperboard Manufacturing and Processing	Based on the municipal records, an envelope manufacturing company was located at the property in 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
154C	16 Ryerson Avenue	140 m west	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, multiple chemical companies were located at the property in 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
154D	16 Ryerson Avenue	140 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, a printing company was located at the property in 2000.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
155	16 & 24 Ryerson Avenue	140 m west	PCA#45 – Pulp, Paper, and Paperboard Manufacturing and Processing	Based on the municipal records, multiple envelope/paper manufacturing companies were located at the property from 1945 to 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
156A	24 Ryerson Avenue	150 m northwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
156B	24 Ryerson Avenue	140 m west	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a knitting mill was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
157	33 Ryerson Avenue	115 m northwest	PCA#33 – Metal Treatment,	Based on the municipal records, a tool and die manufacturing	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Coating, Plating and Finishing	company was located at the property from 1914 to 1919.	
158	47 Ryerson Avenue	125 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1875.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
159	57 Ryerson Avenue	150 m northwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1914 to 1925.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
160	81-83 Ryerson Avenue	215 m northwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property from 1940 to 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
161A	83 Ryerson Avenue	215 m northwest	PCA#34 – Metal Fabrication	Based on the municipal records, a brass manufacturing company was located at the property from 1925 to 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
161B	83 Ryerson Avenue	215 m northwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the ERIS report, Sanitary Carpet Cleaning Co was issued a permit in 1921 to install carpet cleaning machinery in the rear building.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
162A	174 Spadina Avenue	200 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
162B	174 Spadina Avenue	200 m east	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
163	180 Spadina Avenue	200 m east	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the FIP, a furniture manufacturing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
164	186 Spadina Avenue	205 m northeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a newspaper publisher was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
165	188A Spadina Avenue	210 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a fur clothing manufacturing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
166A	192 Spadina Avenue	210 m northeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the FIP and ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
166B	192 Spadina Avenue	210 m northeast	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, Murray Printing Co had a fuel oil tank installed in 1920.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
166C	192 Spadina Avenue	210 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
167	196 Spadina Avenue	215 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
168	198 Spadina Avenue	245 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a fur clothing manufacturing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
169	208-210 Spadina Avenue	245 m northeast	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the FIP, General Motors Garage was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
170	1 Vanauley Street	120 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
171A	7 Vanauley Street	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a buckle and clasp manufacturing company was located at the property from 1978 to 1986.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
171B	7 Vanauley Street	120 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
172A	8 Vanauley Street	85 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Associated Cleaners & Dyers, a dry cleaning business had a gasoline tank installed in 1933.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
172B	8-14 Vanauley Street	85 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property from 1929 to 1979.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
173	14 Vanauley Street	85 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Fountain “My Valet”, a cleaning and pressing business, had a gasoline tank installed in 1920.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
174	20-28 Vanauley Street	85 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
175A	28 Vanauley Street	85 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property from 1945 to 1960.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
175B	28 Vanauley Street	85 m east	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, a furniture manufacturing company was located at the property in 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
176	28-30 Vanauley Street	85 m east	PCA#52 – Storage, maintenance, fueling, and repair	Based on the municipal records, Mack Trucks of Canada Ltd. was located at the property in 1925.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			of equipment, vehicles, and material used to maintain transportation systems		
177A	39 Vanauley Street	120 m east	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, a chemist was located at the property in 1875.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
177B	39 Vanauley Street	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
178	40 Vanauley Street	85 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tin can manufacturing company was located at the property in 1955.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
179A	40-42 Vanauley Street	85 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a metal and textile salvage was located at the property in 1955.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
179B	40-42 Vanauley Street	85 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a metal and textile salvage was located at the property in 1955.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
180	50 Vanauley Street	90 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
181	55 Vanauley Street	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
182A	94 Vanauley Street	120 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a metal and textile salvage was located at the property from 1919 to 1929.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
182B	94 Vanauley Street	120 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a metal and textile salvage was located at the property from 1919 to 1929.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
183	96 Vanauley Street	120 m northeast	PCA#49 – Salvage Yard, including	Based on the municipal records, a salvage yard was located at the property from 1945 to 1950	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			automobile wrecking		
184	22 Wolseley Street	65 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
185	35 Wolseley Street	85 m west	PCA#58 - Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste other than use of biosoils as soil conditioners	Based on the ERIS report, in 1946, a well at the rear of the property was filled using 100 loads of ashes.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
186	51 Wolsley Street	135 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
187	54 Wolseley Street	160 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
188	55 Wolseley Street	145 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report, a tinsmith was located at the property in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
189	63 Wolseley Street	170 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the FIP, and iron and aluminum business was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
190	Vanauley Street and Queen Street West	115 m east	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the ERIS report, Metrolinx was registered as a waste generator of other specified inorganic sludges, slurries or solids, waste oils/sludges (petroleum based) and light fuels from 2020 to as of April 2021.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
191	St. Andrews Square	135 m south	PCA#58 - Waste Disposal and Waste	Based on the ERIS report, in the 1880s ashes, mud and scrapings were deposit in St. Andrew's	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	(south of Richmond Street West and east of Maud Street,		Management, including thermal treatment, landfilling and transfer of waste other than use of biosoils as soil conditioners	Square. The property was later filled and graded and occupied by a market, hall, city yard and playground.	

(1) Distances are approximate. Precise distances are not possible due to the age of some listings and the aggregation and/or loss of addresses.

(2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg 153/04, as amended) that is occurring or has occurred in a phase one Study area.

2.2 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area APECs were identified, as presented in Figure 4, and summarized in Table 3 below.

Table 3: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities (PCA identifier 1)	Entire Site	PCA#30 - Importation of Fill Material of Unknown Quality	On-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Soil
APEC 2: Potential use of de-icing salts in the parking lot (PCA identifier 2)	Entire Site	PCA#Other – de-icing salts	On-Site	EC and SAR	Soil
APEC 3: Off-site PCAs to the south – historical dry cleaning, light manufacturing, metals work, coal	Southern portion of Site	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI), PHCs, VOCs	Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
storage and fuel tank (PCA identifiers 3, 4, 5, 6, 7, 8)		PCA#Other - historical manufacturing PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used) PCA#33 – Metal Treatment, Coating, Plating and Finishing PCA#Other – Coal Storage PCA#28 Gasoline and Associated Products in Fixed Tanks			
APEC 4: Off-site PCAs to the southeast – historic chemists, dry cleaning and dye works (PCA identifiers, 9, 10, 11)	Southeastern portion of site	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used) PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Off-site	PHCs, VOCs, PAHs	Groundwater
APEC 5: Historic fuel oil tank to the west (PCA identifier 12)	Northwestern portion of site	PCA#28 Gasoline and Associated Products in Fixed Tanks	Off-site	PHCs, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Groundwater
APEC 6: Historic repair garage to the north (PCA identifier 13)	Northeastern portion of site	PCA#52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-site	PHCs, VOCs, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA was required to assess the soil and groundwater conditions at the Site.

Refer to Figures 4 and 5B for the location of APECs on the Site. Boreholes/monitoring wells advanced on the Site to investigate the identified APECs, and subsequently to delineate COCs detected in soil and/or groundwater, are shown on Figures 5A and 5B.

2.3 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records and relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location and depths of the utilities cannot be determined without professional locate services.

Table 4: Site Utilities

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Not Applicable	Not Applicable.
Sanitary Sewer	City of Toronto	Not Applicable	Not Applicable.
Storm Sewer	City of Toronto	Underground	Various storm sewers were observed in the asphalt portion of the Site, the storm sewer enters the Site from the north, adjacent to Wolseley Street.
Water	City of Toronto	Not Applicable.	Not Applicable.
Electricity	Toronto Hydro	Underground	Entering from the western portion of the Site along Denison Avenue. A hydro main is present adjacent to the Site along Denison running north-south.
Telecommunications	Bell Canada / Telus / Rogers	Not Applicable.	Not Applicable.

At the time of the Phase Two ESA, there were no buildings present on-Site. Preferential pathways for COCs in groundwater include underground utilities, however; the minimum depth to groundwater at the Site is 3.60 m. As such, it is unlikely for utilities to influence the migration of groundwater COCs.

3. Physical Site Description

3.1 Geological and Hydrogeological Conditions

The Site and surrounding areas are located within the Iroquois Plain which is expected to consist of undifferentiated older tills and may include stratified deposits. The bedrock in the general area of the Site is part of a group belonging to the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member, consisting of shale, limestone, dolostone and siltstone.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is approximately 94 m above sea level (m asl). A review of the topographic map indicated that the nearest water body is Lake Ontario, located approximately 1.3 km south of the site. Based on the local topography, the anticipated groundwater flow direction is south.

Based on the review of available resources from the Ministry of Natural Resources and Forestry website on April 24, 2024, no areas of natural significance were identified at the Site or within 30 m of the Site.

3.1.1 Surface Material

Pavement structure, comprising 150 to 170 mm asphaltic concrete, was encountered in all borehole locations at ground surface.

3.1.2 Fill Material

Fill, comprising granular material with trace gravel, sand and/or clay, was encountered below the surface at all borehole locations to depths ranging from approximately 0.76 to 2.29 m below existing ground surface (bgs).

3.1.3. Native Material

The fill was underlaid by clayey silt, silt and sandy silt till with traces of sand and gravel at all borehole locations. The silty sand to silty clay was encountered at depths of approximately 0.76 to 16.76 m below existing ground surface and was generally brown in colour becoming grey with depth. Previously installed boreholes BH1 and BH106 were terminated in the silty sand to sandy silt till deposit at depths ranging from 3.05 to 14.48 m bgs, and BH101 to BH105, BH 107 to BH109, BH2 and BH 5 were terminated in the clayey silt till deposit at depths ranging from 3.05 to 16.0 m bgs.

3.1.4 Bedrock

Bedrock was encountered in BH24-1, BH24-2, and BH24-3 as well as previously advanced boreholes BH3, and BH4. The depth of bedrock ranged between 14.93 m to 21.34 m bgs. BH24-1, BH24-2, and BH24-3 were all terminated at or within bedrock.

3.2 Hydrogeology

Based on the groundwater contour map delineated for the Site, the local groundwater was shown to flow in a southwesterly direction based on groundwater elevations collected between January and February 2022 and local groundwater was shown to flow in a northwestern direction at the western portion of the Site, and a southeasterly direction in the southeast corner of the Site based on groundwater elevations collected on April 25, 2024. Local groundwater flow direction has shown variation between monitoring dates and may be influenced by the presence of utilities and other subsurface features at the Site and on adjacent properties. The direction of regional groundwater flow at the Site is assumed to be towards the south and Lake Ontario.

Refer to Table 5 for the Site hydrogeology characteristics based on groundwater monitoring observations.

Table 5: Site Hydrogeology Characteristics

Location	Observation
Depth to Groundwater	3.60 to 14.50 m bgs
Groundwater Elevation	81.10 to 92.05 m asl
Direction of Groundwater Flow	Southwesterly (January - February 2022) Northwesterly to Southeasterly (April 2024)
Horizontal Hydraulic Gradient	0.005 m/m (between MW1 and MW4) and 0.001 m/m (between MW2 and MW5)
Vertical Hydraulic Gradient	0.63 m/m (between BH/MW109 and MW23-2)

m bgs = metres below ground surface

m asl = meters above sea level

The groundwater contour plans for the Phase Two Property are illustrated on Figures 6A and 6B.

3.3 Site Sensitivity

The Site Sensitivity classification with respect to the conditions set out under Sections 35, 41 and 43.1 of O.Reg. 153/04 were evaluated to determine if the Site is sensitive, as presented in Table 6.

Table 6: Site Sensitivity

Sensitivity	Classification	Does Sensitivity Apply to Site?
Section 35 applies if	(i) The full depth generic site condition standards in a non-potable groundwater condition	Yes
	(ii) The stratified site condition standards in a non-potable groundwater condition	No
	(iii) The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system	Yes
	(iv) The record of site condition does not specify agricultural or other use as the type of property use	Yes
	(v) The property is located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater	No
	(vi) The property or one of the properties in the phase one study area has a well used or intended for use as a source of water for human consumption or agriculture.	No
	(vii) A person authorized by the owner of a property has given the clerk of the municipality a written notice of intention to apply the standards in preparing a record of site condition for the property; A. the single tier municipality has given written notice that it does not object to the application of the standards	Yes
Section 41 applies if	(i) property is within an area of natural significance	No
	(ii) property includes or is adjacent to an area of natural significance or part of such an area (City of Toronto's Environmental Significant Area)	No
	(iii) property includes land that is within 30 m of an area of natural significance or part of such an area (City of Toronto's Environmental Significant Area)	No
	(iv) soil at property has a pH value for surface soil less than 5 or greater than 9	No*
	(v) soil at property has a pH value for sub-surface soil less than 5 or greater than 11	No
	(vi) a qualified person is of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property	No
Section 43.1 applies if	(i) property is a shallow soil property	No
	(ii) property includes all or part of a water body or is adjacent to a water body or includes land that is within 30 m of a water body	No

*pH levels outside of the MECP acceptable range were identified at select locations in 2020 and 2021; however, additional investigations completed at the Site in March 2024 indicated that the average pH at these locations were within the acceptable range. See Section 4 for additional details.

3.3.1 Soil Importation

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property, and to backfill excavations.

Based on the reviewed information, it appears that fill material is present across the entire Site, and the fill material is assessed in this Phase Two ESA as APEC 1. No fill material has been brought to the Site during the Phase Two ESA.

3.4 Land Use

At the time of the Phase Two ESA, the Site was a parking lot. The Owner is planning to re-develop the Site as a mixed use, affordable housing development, complete with a multi-storey residential tower, cultural space and parkland, occupying the entirety of the Site footprint.

4. Contaminants of Concern

For assessment purposes, EXP selected the MECP (2011) Table 3: Full depth Background Site condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use and medium/fine textured soil was considered applicable for determining contaminants of concern (COCs), based on the rationale presented in Table 7 below.

Table 7: Site Condition Standards

Description	Site Specific Condition
Section 35 Site Sensitivity	Applicable - The full depth generic site condition standards in a non-potable groundwater condition. - The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system. - The Site is not proposed for agricultural or other property use for filing RSC. - The Site was not located within a wellhead protection area. - No well within the Phase One Study Area is used as a source of water for human consumption or agriculture. A person authorized by the owner of a property has given the clerk of the municipality a written notice of intention to apply the non-portable ground water standards. The single tier municipality (City of Toronto) has given written notice that it does not object to the application of the standards
Section 41 Site Sensitivity	Not applicable - The soil at the Site has pH values between 5 and 9 for surficial soil; and, between 5 and 11 for subsurface soil*. - The Site is not located within, and/or located adjacent to an area of natural significance/an environmentally sensitive area.

Description	Site Specific Condition
Section 43.1 Site Sensitivity	Not applicable - The Site is not considered a shallow soil property, based on the recovered soil cores, which indicated that more than two-thirds of the Site has an overburden thickness in excess of 2 m. - The Site is not located within 30 m of a surface water body
Land Use	Residential/Parkland/Institutional The proposed future use of the Site is for mixed use, including residential.
Soil Texture	Medium and Fine textured The predominant texture of soils at the Site is considered to be medium and fine, based on soil characteristics identified in the borehole logs and during the 75 micron sieve grain size analysis.

* As a part of the soil investigation conducted by Terrapex in 2020, a pH value for surface soil was reported as 9.11 at BH106-2A, collected at a depth of 0.8-1.1 m bgs, which is outside the range for the application of the Table 3 SCS. In addition, as a part of the Phase Two ESA conducted by EXP (2022), pH values for surface soil were reported at 12.1 and 11.3 at BH2-SS1 and BH2-SS2 respectively, at depths ranging from 0.76 to 1.37 m bgs, and 10.0 at BH5 SS1 at a depth of 0.17-0.75 m bgs, which are also outside the range for the application of the Table 3 SCS.

From March 25th to March 27th, 2024, EXP returned to the Site and advanced nine (9) additional shallow boreholes in proximity to BH106, BH2, and BH5 (i.e., within <2 m radius). Three (3) soil samples were collected from the surrounding shallow boreholes for each sample location, at the same depths where out-of-range pH values were found and collected samples were submitted for pH analysis. It is noted that the initial analytical results for soil pH collected from a depth of 3.05 – 3.66 m bgs at BH2 SS5 during the Phase Two ESA by EXP in 2022 were within acceptable range for subsurface soils, and pH averaging was not conducted; however, additional samples were collected at this depth for delineation purposes.

Following the MECP (2016) guidance and as per Section 48.(2) of O.Reg. 153/04, the three (3) pH results for each sampling location were logarithmically averaged and yielded a value of 8.90 at BH2-SS1, 8.19 at BH2-SS2, 8.33 at BH5 SS1, and 8.43 at BH106-2A which are within the acceptable range for the application of Table 3 SCS. As such, Section 41 was not applied to the Site, and the Site was not classified as environmentally sensitive. Refer to Figure 11.

Based on the reported analytical results, various parameters were detected at concentrations above the applicable MECP Table 3 SCS in soil and groundwater

Table 8: Table 3 SCS Exceedances in Soil

Parameter Analyzed in Soil	Maximum Concentration	Site Condition Standard ⁽¹⁾	Maximum Concentration Above Applicable SCS?
Metals, Inorganics and Other Regulated Parameters			
Barium	519	390	Yes
Copper	1,300	180	Yes
Lead	510	120	Yes
Mercury	1.9	1.8	Yes
Zinc	550	340	Yes
Electrical Conductivity	4.94	0.7	No ⁽²⁾
Sodium Adsorption Ratio	105	5	No ⁽²⁾

Parameter Analyzed in Soil	Maximum Concentration	Site Condition Standard ⁽¹⁾	Maximum Concentration Above Applicable SCS?
Polycyclic Aromatic Hydrocarbons (PAHs)			
Acenaphthylene	1.9	0.17	Yes
Anthracene	5.6	0.74	Yes
Benz(a)anthracene	18	0.63	Yes
Benzo(a)pyrene	14	0.3	Yes
Benzo(b)fluoranthene	17	0.78	Yes
Benzo(k)fluoranthene	6.4	0.78	Yes
Chrysene	14	7.8	Yes
Dibenz(a,h)anthracene	2.1	0.1	Yes
Fluoranthene	40	0.69	Yes
Indeno(1,2,3-cd)pyrene	8.5	0.48	Yes
Phenanthrene	23	7.8	Yes
Petroleum Hydrocarbon (PHCs)			
PHC F1 (C6-C10)-BTEX	255	65	Yes

(1) Table 3 Site Condition Standards for a Residential/Parkland/Institutional Property use and medium/fine textured soil.

(2) Parameter deemed not to exceed SCS based on amendments to O.Reg. 153/04.

Table 9: Table 3 SCS Exceedances in Groundwater

Parameter Analyzed in Groundwater	Maximum Concentration	Site Condition Standard ⁽¹⁾	Maximum Concentration Above Applicable SCS?
Petroleum Hydrocarbon (PHCs) with BTEX			
PHC F1 (C6 to C10) - BTEX	213,000	750	Yes
PHC F2 (C10 to C16)	160,000	150	Yes
PHC F3 (C16-C34)	1,500	500	Yes
Xylene	4,640	4,200	Yes

(1) Table 3 Site Condition Standards for All Types of Property use and medium/fine textured soil.

(2) Parameter deemed not to exceed SCS based on amendments to O.Reg. 153/04.

Electrical Conductivity, Sodium Adsorption Ratio and De-icing Salt Exemption:

The identified exceedances of EC and SAR in soil and sodium are likely to be attributable to the application of de-icing salts on-site and/or salting of the surrounding roadways (i.e. Denison Avenue, Wolsely Street and/or Augusta Avenue) during winter months. It should be noted that salt-related parameters will not be retained as COCs due to the recent amendments to O.Reg. 153/04 regarding the application of deicing salts to paved surfaces for the purposes of vehicular and pedestrian traffic safety. As presented in the paragraph 1 of Section 49.1 in O.Reg. 407/19:

Section 49.1 - If an applicable Site condition standard is exceeded at a property solely because of one of the following reasons, the applicable Site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

1. The qualified person has determined, based on a phase one environmental Site assessment or a phase two environmental Site assessment, that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.

As such, seventeen (17) parameters in soil are retained as COCs for the present investigation:

- Barium;
- Copper;
- Lead;
- Mercury;
- Zinc;
- Acenaphthylene;
- Anthracene;
- Benz(a)anthracene;
- Benzo(b)fluoranthene;
- Benzo(k)fluoranthene;
- Benzo(a)pyrene;
- Chrysene;
- Dibenz(a,h)anthracene;
- Fluoranthene;
- Indeno(1,2,3-cd)pyrene;
- Phenanthrene; and,
- F1 (C6-C10)-BTEX.

Four (4) parameters in Site groundwaters were retained as COCs for the present investigation:

- PHC F1 (C6 to C10) - BTEX;
- PHC F2 (C10 to C16);
- PHC F3 (C16-C34);
- Xylenes in groundwater.

Additionally, Free Product was also observed in the monitoring wells on-Site, as discussed further in Section 4.2.

Elevated Reported Laboratory Detection Limits:

It is noted that ethylene dibromide in groundwater sample MW4 (laboratory ID No. 3397294) had a laboratory RDL that was raised due to elevated concentrations of target analytes (i.e., PHCs and BTEX), resulting in the dilution of the sample at the laboratory. As a result, the RDL of ethylene dibromide was elevated above the Table 3 SCS. However, based on a review of the PCAs, APECs and pCOCs identified at Site, laboratory CoAs, and commercial applications of ethylene dibromide, this parameter will not be retained as a COC for the Site for the following three (3) reasons:

1. This RDL exceedance of ethylene dibromide was isolated to one (1) sample, MW4, collected at a screen depth of 6.09 – 9.14 m bgs from the overburden groundwater. Upon review of the laboratory CoA (No. 21T849562), it was identified that the RDL of the select VOC was increased due to sample dilution at the time of analysis. The sample was diluted to keep the target compounds in the calibration range of the instrument and avoid contaminating the Purge and Trap system, attributed to the high concentration of xylene. The reporting detection limit has been corrected for the dilution factor used.

2. It is noted that ethylene dibromide has not been detected above the RDL in any soil or groundwater sample collected from Site. In total, fourteen (14) soil samples and one (1) field duplicate sample were analyzed for VOCs, and five (5) groundwater samples and one (1) field duplicate sample were analyzed for VOCs.
3. Ethylene dibromide is most commonly used currently as a pest treatment for forestry and agriculture and as an intermediate for dyes, resins, waxes and gums. Prior to 1990 ethylene dibromide was used as an additive in some gasoline mixtures to scavenge lead and to stop engine knocking. However, the use of ethylene dibromide as a fuel additive was primarily limited to aviation fuel or high-performance racing fuels. As such, given the identified APECs and associated COPCs at the Site, ethylene dibromide is unlikely to be associated with any APECs at the Site.

As such, ethylene dibromide will not be retained as a COC.

Isolated PAH Exceedance (Benzo(g,h,i)perylene):

It should be noted that an isolated exceedance of benzo(g,h,i)perylene was identified at BH/MW1 on January 24, 2022. Based on review of field notes (which identified a potential sediment interference) and the completion of two (2) confirmatory sampling event on July 12, 2022, and April 22, 2024, with results below both the Table 3 SCS and the laboratory RDL, EXP does not believe the isolated exceedance of benzo(g,h,i)perylene in groundwater is representative of current Site conditions and is likely attributed to sediment interference. As such, given the completion of two (2) rounds of groundwater sampling, with results below the Table 3 SCS and the presence of sediment identified in the original sample, benzo(g,h,i)perylene is not retained as a COC for groundwater at the Site.

4.1 Soil Impacts

Soil samples were submitted for the analysis of PHCs, BTEX, VOCs, PAHs, metals, hydride forming metals and ORPs. Details of the delineation, source and distribution of the impacts are summarized in Table 10, based on the current Site conditions.

Table 10: Source and Distribution of Soil Impacts

Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
PHCs / Soil	Southeastern portion of the Site	7	An Isolated exceedance was identified between 4.57 - 5.18 m bgs at BH5. The exceedance at BH5 was vertically delineated by a clean sample collected from BH106 at 8.38 – 8.99 m bgs.	17B
PAHs / Soil	Northern, western and southeastern portions of the Site	12	It is inferred that PAH exceedances are primarily isolated to the fill materials (found from approximately 0.0 to 2.9 m bgs) and/ or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH101, BH102 and BH104 (2020) exceedances were found at 0.15 – 0.76 m bgs, 0.15 – 0.76 m bgs and 0.3 – 0.6 m bgs, respectively, and were vertically delineated by a clean sample collected at BH104 (2020) from a depth of 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from BH1 at 3.05 – 3.66 m bgs.	17G and 18G

Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
			Exceedances were identified at BH102 (2020) and BH108 (2020) at a depth of 0.3 – 0.6 m bgs and were both vertically delineated by clean samples collected from 3.1 – 3.6 m bgs at each location. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs.	
Metals and Mercury / Soil	Northern, east-central and southern portions of the Site	9	It is inferred that metal and mercury exceedances are primarily isolated to the fill materials (found from approximately 0.0 to 2.9 m bgs) and/or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from 3.05 – 3.66 m bgs. BH106 (2020) exceedances were delineated by a clean sample collected at 3.8 – 4.4 m bgs. BH102 (2020) and BH107 (2020) exceedances (0.3 – 0.6 m bgs) were both vertically delineated by clean samples from 3.1 – 3.6 m bgs at each location. Exceedances at BH105 (2020) (0.3 – 0.6 m bgs) and BH110 (0.15 – 0.76 m bgs) were vertically delineated by a clean sample collected from BH105 (2020) at a depth of 3.8 – 4.4 m bgs. An exceedance at BH108 (2020) was vertically delineated by a clean sample collected at BH108 (2020) from 3.1 – 3.6 m bgs. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs.	17D and 18D

4.2 Groundwater Impacts

Groundwater samples were submitted for the analysis of PHCs, BTEX, VOCs, PAHs, metals, hydride forming metals and ORPs. Details of the delineation, source and distribution of the impacts are summarized in Table 11, based on the current Site conditions.

Table 11: Source and Distribution of Groundwater Impacts

Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
PHCs and BTEX / Groundwater	Northern, central and east portions of the Site	13	Groundwater exceedances were identified at a screen depth of 6.09 - 9.14 m bgs at monitoring well MW4, at a screen depth of 7.61 – 9.14 m bgs at MW107 and MW109 and at a screen depth of 13.78 – 15.31 m bgs at MW108. PHCs F1-F3 and xylene exceedances in groundwater were vertically delineated to a depth of 16.8 m bgs at MW24-2 (MW24-2 screened between 16.8 – 19.8 m bgs).	17H and 18H

Evidence of LNAPL Free-Product in Groundwater:

In 2021 and 2022, evidence of LNAPL free product was identified at several monitoring well locations within the central, northeastern and northwestern portion of the Site. In the summer of 2022, LNAPL free product was identified at BH/MW2,

BH/MW3, BH/MW109, and BH/MW4. During a free-product assessment completed in July 2022 to assess all existing monitoring wells for the presence of free-product, the 'worst-case' conditions were observed at monitoring well location MW4, in the northeastern portion of the Site. Approximately 1 m of LNAPL free product was identified at MW4 in July 2022. It is noted that minimal product was observed in a bailer used to monitor free product at MW2 during one (1) monitoring event in July 2022. LNAPL was not detected in MW2 during six (6) consecutive monitoring events over the course of 2024, and groundwater samples submitted for analysis of PHCs/BTEX and VOCs from this monitoring well for two (2) consecutive sampling events were below the applicable Table 3 Site Condition Standards. As such, MW2 is not considered to contain free product.

In March 2024, EXP returned to the Site and installed ten (10), 4 inch diameter, extraction wells at the Site in order to facilitate a remedial program to remove the LNAPL free product from groundwater at the Site. All extraction wells were installed by a licensed drilling contractor and were completed to a depth of approximately 9.2 m bgs and were outfitted with a screen extending from 9.2 m bgs to just below surface grade at each extraction well. Extraction wells were installed across the northern and northeastern property boundary in the vicinity of the identified LNAPL and worst case PHC and BTEX exceedances. EXP is currently undertaking regular groundwater pumping events and free product gauging in order to remove the LNAPL free product at the Site. EXP and the remedial subcontractor are currently completing six (6) months of bi-weekly groundwater removals from the Site, which will be followed by six (6) months of monthly extraction events. During each extraction event EXP Technicians use an IP probe to monitor the depth to free product, thickness of free product and static water level. Following the completion of one (1) year of extraction events, EXP will complete a monthly free product monitoring program to evaluate if residual free product levels rebound following completion of the extraction activities.

Based on completion of several extraction events during April and May 2024, free product ranging in thickness between 2.26 and 0.01 m has been identified at several monitoring well and extraction well locations, with the thickest LNAPL present at MW109 on April 24, 2024. LNAPL free product has been detected at BH/MW109, BH/MW4, EW5, EW7, EW9 and EW10 on one (1) or more occasions since initiation of the free product removal program. EXP will provide a final remediation report, detailing the methodologies and results of the free product extraction program at the time of the initial RA submission.

It is acknowledged that an RSC cannot be filed for the property until such a time as the LNAPL free-product present in the subsurface of the Site has been remediated to an extent reasonably feasible.

The following table summarized free product detected during monitoring events at the Site.

Table 12: Summary of Free Product detected in Monitoring Wells On-Site

Well ID	Free Product Thickness (m) 12-Jul-22	Free Product Thickness (m) 22 and 23-Apr-24	Free Product Thickness (m) 25-Apr-24	Free Product Thickness (m) 9-May-24	Free Product Thickness (m) 23-May-24	Free Product Thickness (m) 6-Jun-24	Free Product Thickness (m) 20-Jun-24
MW2	~0.01	-	-	-	-	-	-
MW109	~1	2.26	1.49	1.08	*Observed	0.56	0.89
MW4	~1	0.44	*Observed	0.53	*Observed	0.11	0.44
EW5	NI	-	0.06	-	-	-	0.13
EW7	NI	-	0.01	-	-	-	0.07
EW8	NI	-	-	-	-	-	0.03
EW9	NI	-	0.34	*Observed	*Observed	-	0.29
EW10	NI	-	1.1	0.63	*Observed	-	0.5

Notes:

“-“ indicates free product was not detected at the time of monitoring.

“NI” indicates the monitoring/extraction well was not yet installed at the time of the monitoring event.

“*Observed” indicates free product was observed in a bailer, however, an in-well measurement was not obtained.

4.3 Sediments Impacts

No sediment or surface water bodies are present at the site.

4.4 Contaminant Fate and Transport

4.4.1 Soil Media

Several parameters were noted to exceed the applicable Table 3 SCS, barium, copper, lead, mercury, zinc, acenaphthylene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, fluoranthene, indeno(1,2,3,-cd)pyrene, Phenanthrene and F1 - BTEX. Metals and PAHs are likely associated with the importation of fill and as such are generally located in the surface soils of the Site and are unlikely to migrate/degrade. As there are no sources for PHCs on-Site, the PHC impacts in the soil are likely the result of an off-Site source that has migrated via the groundwater table onto the Site likely associated with the historical auto repair garage identified to the north of the Site. It is unlikely that an on-Site fuel source is present at the time of the Phase Two ESA, and, as such, the source may be the result of an off-Site UST/AST that is no longer in use. The PHCs impacts are lighter fractions and as such are more likely to volatilize/degrade over time.

4.4.2 Groundwater Media

Several parameters were noted to exceed the applicable Table 3 SCS; fraction of PHCs F1 to F3 (including free product) and xylenes in groundwater. Thus, four (4) parameters are retained as COCs in groundwater. As mentioned above, the PHCs and associated products (xylenes) are likely associated with the historical auto repair garage identified to the north of the Site or the result of unidentified off-Site UST/AST(s) that have leaked and have impacted the Site based on the worst case LNAPL locations observed in the northeast portion of the Site.

The free product detected in groundwater at the Site must be removed prior to the filling of an RSC.

4.4.3 Preferential Pathways

Given that soil is immobile and the majority of the impacts are located in the fill material above the groundwater table, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil via leaching of contamination to groundwater is a possible migration pathway; however, this migration pathway is not anticipated to be significant. EXP notes that there are storm sewers on-Site and these sewers may have allowed for hydrocarbon impacts to have migrated onto the Site with greater ease.

4.4.4 Climatic Conditions

It is noted that climatic or meteorological conditions may influence the distribution and migration of COCs at the Site. Seasonal fluctuations in groundwater due to cyclical increases and decreases in precipitation can affect groundwater recharge. Groundwater levels may be elevated in the spring and fall due to snow melt and/or increases in precipitation; and, groundwater levels may be lowered in the winter and summer due to snow storage and/or increased evaporation. Such fluctuations can increase the vertical distribution of COCs in the capillary zone, as well as alter the direction of groundwater flow paths based on changes in infiltration rates. However, given the low hydraulic conductivity at the Site, surface infiltration and groundwater flow paths would be limited in extent; therefore, climatic and meteorological conditions at the site are not expected to have a significant influence on the contaminants or contaminant migration.

4.6 Areas where Contaminants are Present

The following table summarizes each area of contamination (AOC) identified at the Site.

Table 13: Summary of Areas of Contamination

Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
AOC A – Southeastern portion of the Site	PHC F1 - BTEX	Soil	A soil exceedance of PHC F1 - BTEX was localized to one (1) borehole location (BH5). The lateral extent of impacts is shown on Figure 7. Vertical delineation was achieved at a depth of 8.38 in BH106 SS9. The vertical extent of impacts is shown on Figure 17B.	The source of contamination may be associated with the historical auto repair garage situated to the north of the Site (PCA 13).	Given that soil is immobile, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil via leaching of contamination to groundwater is a possible migration pathway. However, as no groundwater exceedances were identified in samples collected from the adjacent monitoring wells at the southeastern corner of the Site, this migration pathway is not anticipated to be significant.	Given the fine soil type, current use of the Site as a parking lot and low hydraulic conductivity at the Site, surface infiltration would be limited in extent. Therefore, climatic and meteorological conditions at the Site are not expected to have a significant influence on the contaminants or contaminant migration.	There are currently no enclosed structures on the Site. PHC F1 - BTEX may be present under buildings constructed on-Site in the future and may present a risk to receptors via vapour intrusion.
AOC B – Northern, western and southeastern portions of the Site.	Acenaphthylene, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenz(a,h)anthracene	Soil	Soil exceedances of PAHs were localized to eight (8) borehole locations: BH1, BH101, BH104 (2020), BH102, BH101 (2020), BH102 (2020), BH108 (2020) and BH4. The lateral extent of impacts is shown on Figure 12. It is inferred that PAH exceedances are primarily isolated to the fill	The source of contamination is likely associated with the importation of fill materials of unknown quality (PCA 1).	Given that soil is immobile, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil via leaching of contamination to groundwater is a	Given the fine soil type, current use of the Site as a parking lot and low hydraulic conductivity at the Site, surface infiltration would be limited in extent. Therefore, climatic and meteorological conditions at the Site are not expected	There are currently no enclosed structures on the Site. Select volatile PAHs (i.e., acenaphthylene, anthracene and phenanthrene) may be present under buildings constructed on-Site in the

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Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
	Fluoranthene, Indeno(1,2,3-cd) pyrene, Chrysene and Phenanthrene.		materials (found from approximately 0.0 to 2.9 m bgs) and/ or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH101, BH102 and BH104 (2020) exceedances were found at 0.15 – 0.76 m bgs, 0.15 – 0.76 m bgs and 0.3 – 0.6 m bgs, respectively, and were vertically delineated by a clean sample collected at BH104 (2020) from a depth of 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from 3.05 – 3.66 m bgs. Exceedances were identified at BH102 (2020) and BH108 (2020) at a depth of 0.3 – 0.6 m bgs and were both vertically delineated by clean samples collected from 3.1 – 3.6 m bgs at each location. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs. The vertical extent of impacts are shown on Figures 17G and 18G.		possible migration pathway. However, as no groundwater PAH exceedances Table 3 SCS were found at the Site, this migration pathway is not anticipated to be significant.	to have a significant influence on the contaminants or contaminant migration.	future and may present a risk to receptors via vapour intrusion. The remaining PAHs are not considered sufficiently volatile for vapour intrusion pathways to be complete.
AOC C – Northern, east central and southern portions of the Site	Barium, Copper, Lead, Mercury and Zinc.	Soil	Soil exceedances of metals and/or mercury were localized to nine (9) borehole locations: BH1, BH106 (2020), BH101 (2020), BH102 (2020), BH4, BH110, BH105 (2020), BH108(2020), BH107 (2020). The	The source of contamination is likely associated with the importation of fill materials of	Given that soil is immobile, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil	Given the fine soil type, current use of the Site as a parking lot and low hydraulic conductivity at the Site, surface infiltration would be limited in extent.	There are currently no enclosed structures on the Site. Mercury may be present under buildings constructed on-Site in the future and may present a

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Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
			lateral extent of impacts is shown on Figure 9. It is inferred that metal and mercury exceedances are primarily isolated to the fill materials (found from approximately 0.0 to 2.9 m bgs) and/or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from 3.05 – 3.66 m bgs. BH106 (2020) exceedances were delineated by a clean sample collected at 3.8 – 4.4 m bgs. BH102 (2020) and BH107 (2020) exceedances (0.3 – 0.6 m bgs) were both vertically delineated by clean samples from 3.1 – 3.6 m bgs at each location. Exceedances at BH105 (2020) (0.3 – 0.6 m bgs) and BH110 (0.15 – 0.76 m bgs) were vertically delineated by a clean sample collected from BH105 (2020) at a depth of 3.8 – 4.4 m bgs. An exceedance at BH108 (2020) was vertically delineated by a clean sample collected from 3.1 – 3.6 m bgs. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m	unknown quality (PCA 1).	via leaching of contamination to groundwater is a possible migration pathway however as no groundwater metals or ORPs were identified in exceedances of Table 3 SCS from the adjacent monitoring wells, this migration pathway is not anticipated to be significant.	Therefore, climatic and meteorological conditions at the Site are not expected to have a significant influence on the contaminants or contaminant migration.	risk to receptors via vapour intrusion. Barium, Copper, Lead, and Zinc are not considered sufficiently volatile for vapour intrusion pathways to be complete.

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Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
			bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs. The vertical extent of impacts are shown on Figures 17D and 18D.				
AOC D – Northern, central and east portions of the Site	PHCs F1 to F3 and Xylene	Groundwater	Exceedances of PHCs F1 to F3 and/or xylenes were identified in four (4) monitoring well locations, MW107, MW4, MW108 and MW109. The horizontal extent of the impact is shown in Figure 13 and vertical delineation of groundwater impacts are shown on Figure 17H and 18H. Groundwater impacts for PHCs and xylenes been vertically delineated to 16.8 mbgs at MW24-2 in the northern portion of the Site.	The source of contamination may be associated with the historical auto repair garage situated to the north of the Site (PCA 13) or other unidentified fuel storage tanks located within proximity to the northeastern portion of the Site where worst case LNAPL conditions were identified.	Groundwater impacts are expected to be migrating with groundwater flow (predominantly northwest). Given the depth of the groundwater impact, existing and potential future underground utility conduits may act as a preferential pathway for the migration of the groundwater impacts.	The climatic and meteorological conditions at the Site are not believed to have a significant influence on the contaminants or contaminant migration at the Site. However, given that PHC F1, F2, and F3 are LNAPL potential exists for the migration of these contaminants at the surface of the groundwater table, increases in precipitation and temperatures may result in the amplified volatilization and migration of these COCs in the subsurface.	There are currently no enclosed structures on the Site. PHCs F1 to F2 and xylene may be present under buildings constructed on-Site in the future and may present a risk to receptors via vapour intrusion. PHC F3 is not considered sufficiently volatile for vapour intrusion pathways to be complete.

5. Exposure Pathways

5.1 Human Health Receptors and Exposure Pathways

The selection of human receptors is based on the proposed future mixed use of the Site. The proposed redevelopment includes a multi-storey residential tower, cultural space and parkland. Therefore, the receptors chosen for analysis are those standard receptors found at residential and community properties and include: property residents (all ages), property visitors (all ages), property trespassers (child and adult). Subsurface workers (e.g., construction/utility workers), long-term outdoor workers (e.g., grounds keepers) and indoor workers (e.g., security guards or staff) may also be present during redevelopment and future operation of the Site and as such, are also considered as potentially present at the Site.

Based on the COCs identified at the Site, possible routes of exposure for on-Site human receptors include the following:

- Incidental soil ingestion, dermal contact and inhalation of soil particulates for the property resident, visitor, trespasser, long-term outdoor worker, and subsurface worker;
- Ingestion of homegrown produce impacted with soil for the property residents and property visitors;
- Inhalation of indoor air for the long-term property resident, property visitor and trespassers and indoor workers;
- Inhalation of outdoor air for the property resident, property visitor, property trespasser, long-term outdoor worker and subsurface worker;
- Trench air inhalation sourced from soil or groundwater for the subsurface worker;
- Vapour skin contact for the property resident, property visitor, property trespasser, long-term indoor worker, long-term outdoor worker, and subsurface worker; and,
- Groundwater dermal contact and incidental ingestion for the subsurface worker completing excavation or utility trench work.

It should be noted that the trench air exposure pathway is only applicable for the sub-surface worker receptor, as only this receptor is considered to be exposed to trench air impacted with contaminants sourced from the Site. Based on the measured depth to groundwater at the Site, 3.60 to 14.50 m bgs, and non-potable groundwater condition, all direct contact groundwater-based exposure pathways are deemed incomplete, with the exception of those identified for subsurface workers who may contact pooled groundwater in excavations and/or trenches while completing subsurface work.

Off-site human receptors consist of the same receptors found on-site. The potential exposure routes for human receptors are summarized in Figure 19A. As risk management measures (RMM) are intended for the Site, a human health conceptual site model (HHCSM) in the presence of RMM is provided as Figure 19B.

5.2 Ecological Receptors and Exposure Pathways

The selection of ecological receptors takes into consideration the location of the Site in an urban area and the presence of Lake Ontario, located approximately 1.3 km south of the Site. Relevant on-Site receptors consist of terrestrial VECs such as plants, soil invertebrates, mammals and birds. Given the depth to groundwater measured at the Site (i.e., 3.6 m bgs), all direct contact groundwater exposure pathways are deemed incomplete for terrestrial ecological receptors present on-Site.

On-Site ecological exposure routes include the following:

- Root uptake and direct contact by terrestrial plants;
- Stem and foliar uptake and contact by terrestrial plants;

- Soil particulate inhalation, dermal contact and incidental ingestion by terrestrial mammals and birds;
- Dermal contact and incidental ingestion by soil invertebrates;
- Ingestion of impacted plant and animal tissue by soil invertebrates, mammals and birds; and,
- Vapour inhalation by soil invertebrates, mammals and birds.

Off-Site ecological receptors consist of the same terrestrial receptors found on-site, in addition to aquatic species. Aquatic species include aquatic vegetation, aquatic invertebrates, amphibians and reptiles, semi-aquatic mammals and birds, and fish.

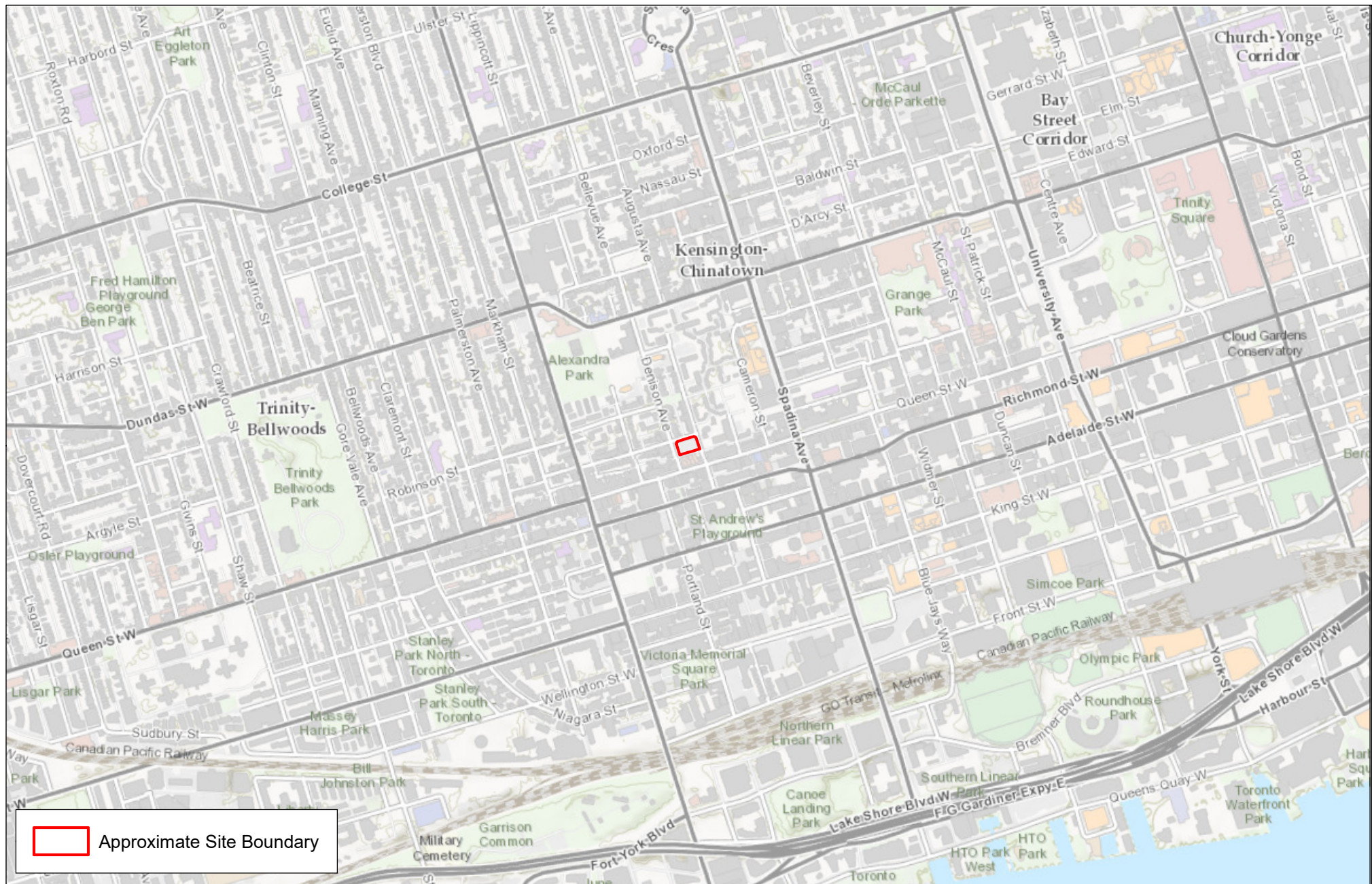
Off-Site exposure routes for terrestrial receptors include the following:

- Soil particulate inhalation by terrestrial mammals and birds;
- Stem and foliar uptake by terrestrial plants;
- Ingestion of impacted plant and animal tissues by soil invertebrates, terrestrial mammals and birds;
- Vapour inhalation by soil invertebrates and mammals and birds; and,
- Surface water dermal contact, ingestion and ingestion of plant or animal tissue impact with COCs migrating to surface water by terrestrial mammals and birds.

Relevant exposure pathways for off-Site aquatic receptors such as aquatic plants, aquatic invertebrates, aquatic birds and mammals, amphibians, reptiles and fish include the following:

- Root, stem and foliar uptake of surface water for aquatic plants;
- Ingestion and dermal contact of surface water for aquatic invertebrates, semi-aquatic mammals and birds, amphibians and reptiles, and fish;
- Ingestion of impacted plant and animal tissue for aquatic invertebrates, semi-aquatic mammals and birds, amphibians and reptiles, and fish; and,
- Gill uptake of surface water for aquatic invertebrates and fish.

The potential exposure routes for ecological receptors are summarized in Figure 20A. As RMM are intended for the Site, the ecological conceptual site model (ECSM) in the presence of RMM is provided as Figure 20B.



Approximate Site Boundary

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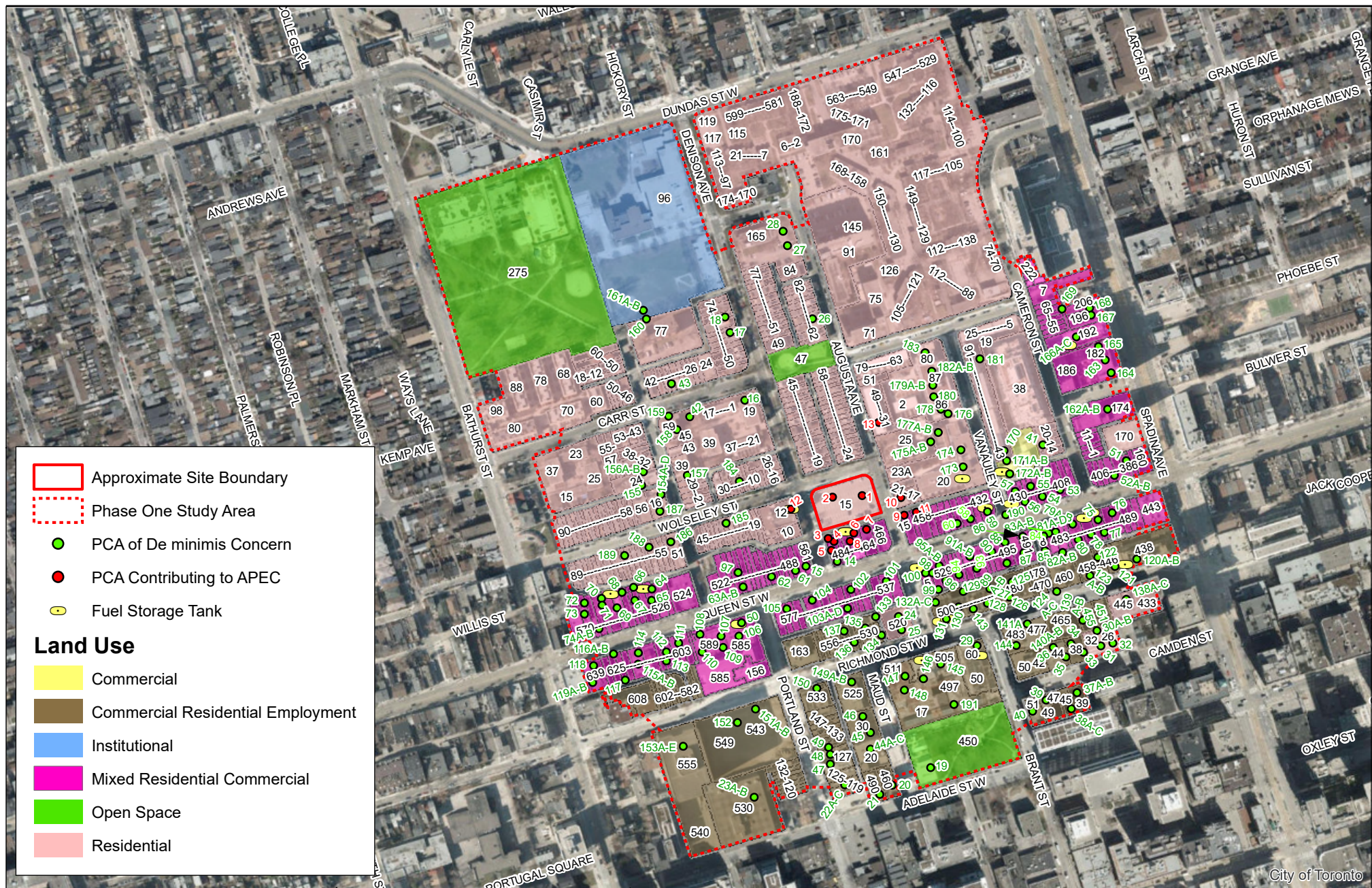


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TITLE AND LOCATION:

SITE LOCATION PLAN
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

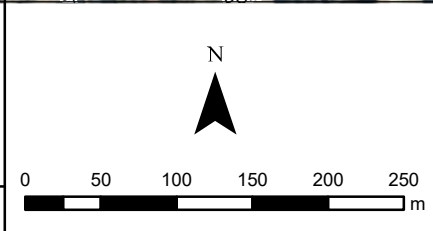
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SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	1



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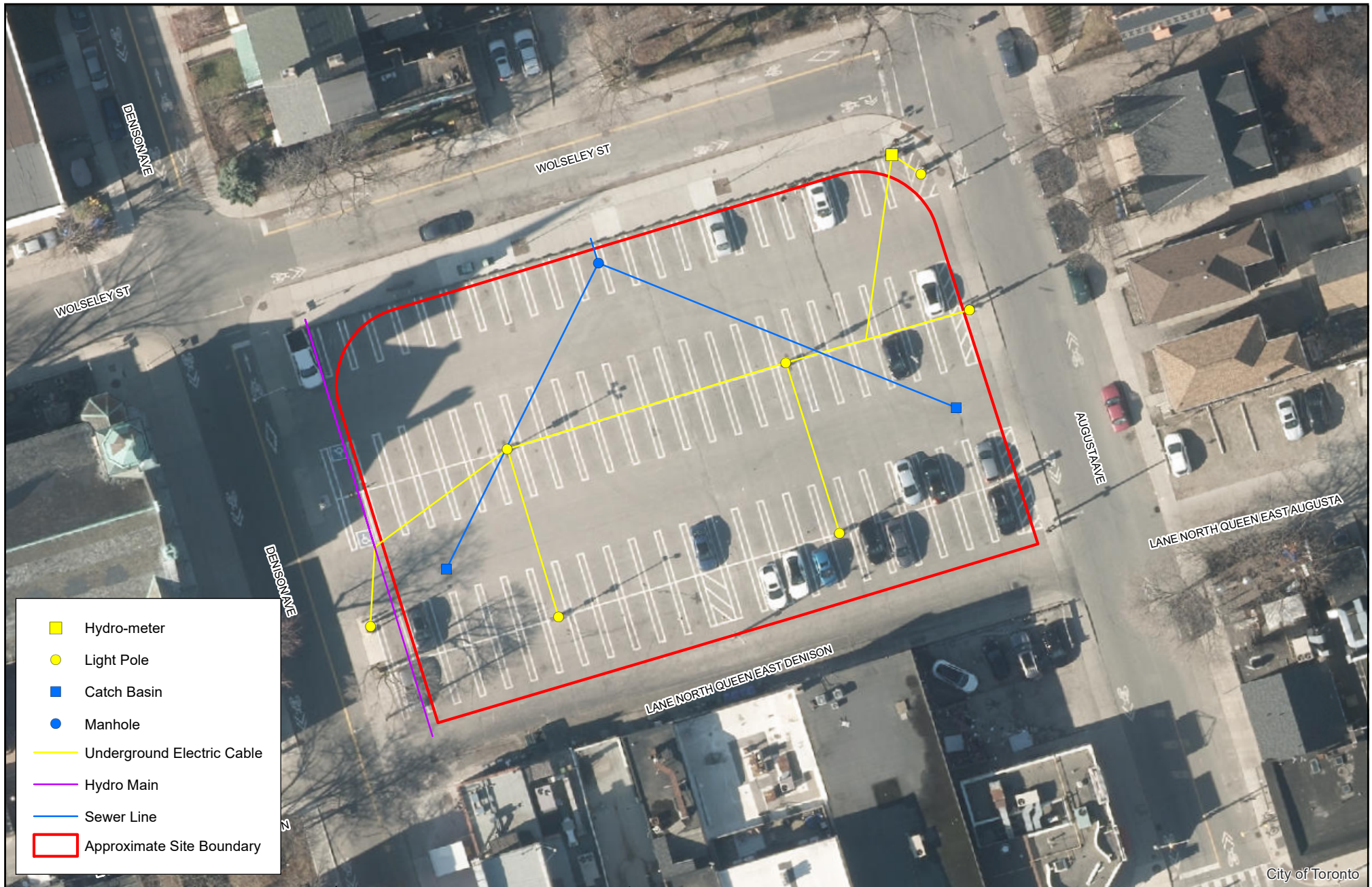
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TITLE AND LOCATION:
**PHASE ONE STUDY AREA, SURROUNDING
 LAND USE AND POTENTIALLY
 CONTAMINATING ACTIVITIES**
 Phase Two Environmental Site Assessment
 15 Denison Avenue
 Toronto, Ontario

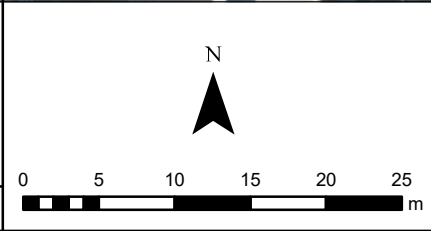
PROJECT No:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHRD:	SP
DATE:	JUNE 2024	FIG. No.:	2



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TITLE AND LOCATION:

SITE PLAN AND UTILITIES
Phase Two Environmental Site Assessment
15 Denison Avenue
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PROJECT No:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	3

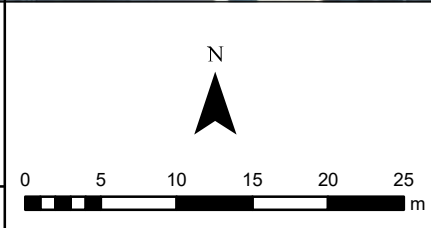


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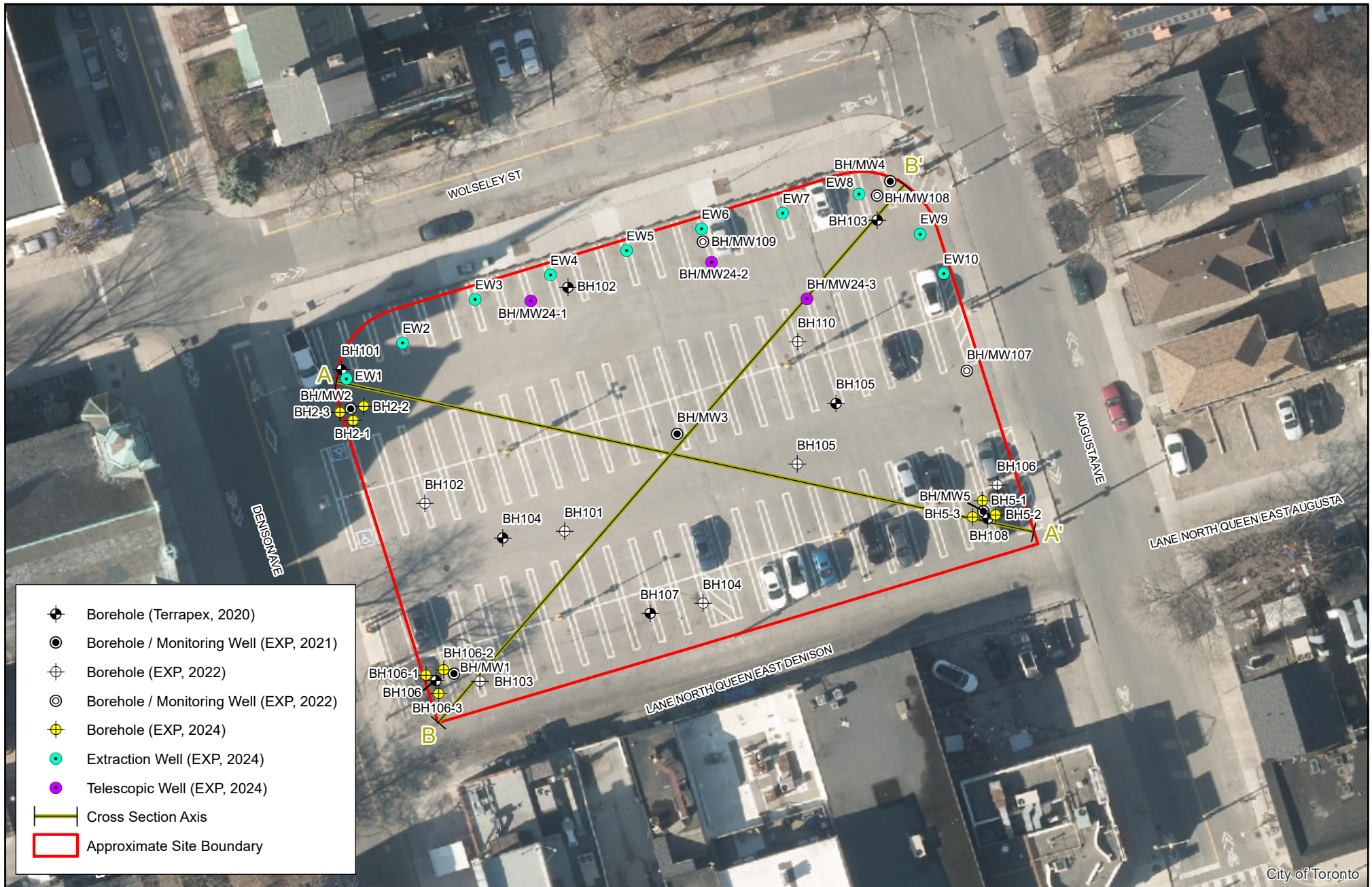


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TITLE AND LOCATION:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

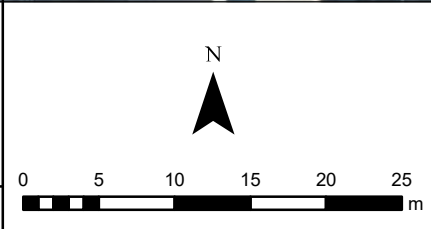
PROJECT No.:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	4



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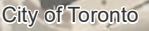
TITLE AND LOCATION:

**BOREHOLE / MONITORING WELL
 LOCATION PLAN**

Phase Two Environmental Site Assessment
 15 Denison Avenue
 Toronto, Ontario

PROJECT No.: GTR-21018382-B0	OWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 5A

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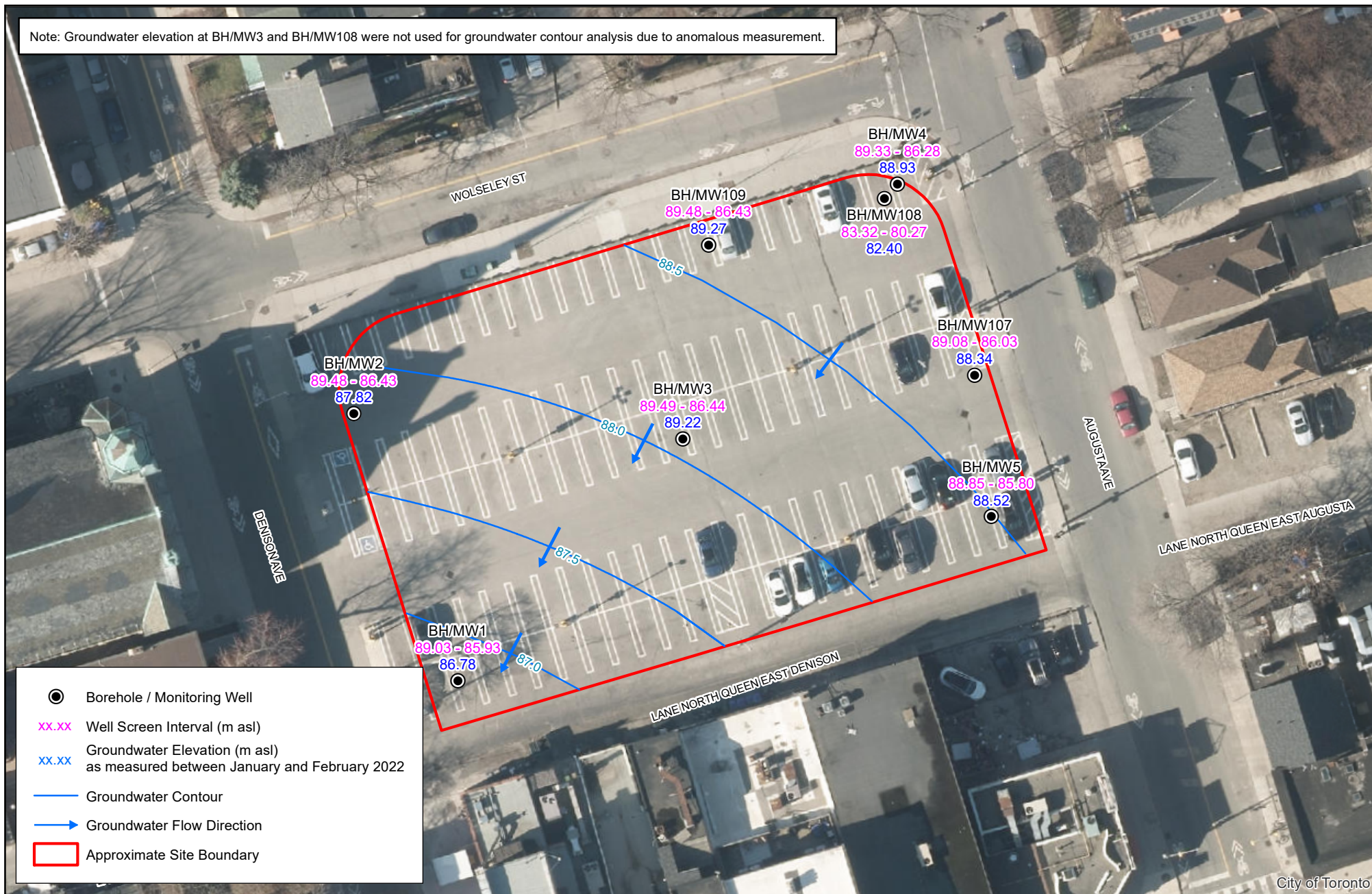
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BOREHOLE / MONITORING WELL
LOCATION PLAN AND APECs
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

5B

Note: Groundwater elevation at BH/MW3 and BH/MW108 were not used for groundwater contour analysis due to anomalous measurement.

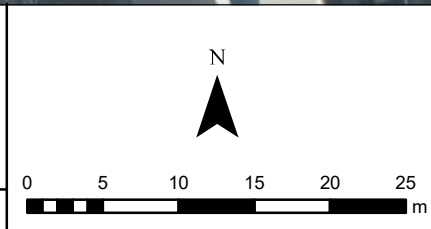


- Borehole / Monitoring Well
- xx.xx Well Screen Interval (m asl)
- xx.xx Groundwater Elevation (m asl) as measured between January and February 2022
- Groundwater Contour
- Groundwater Flow Direction
- Approximate Site Boundary

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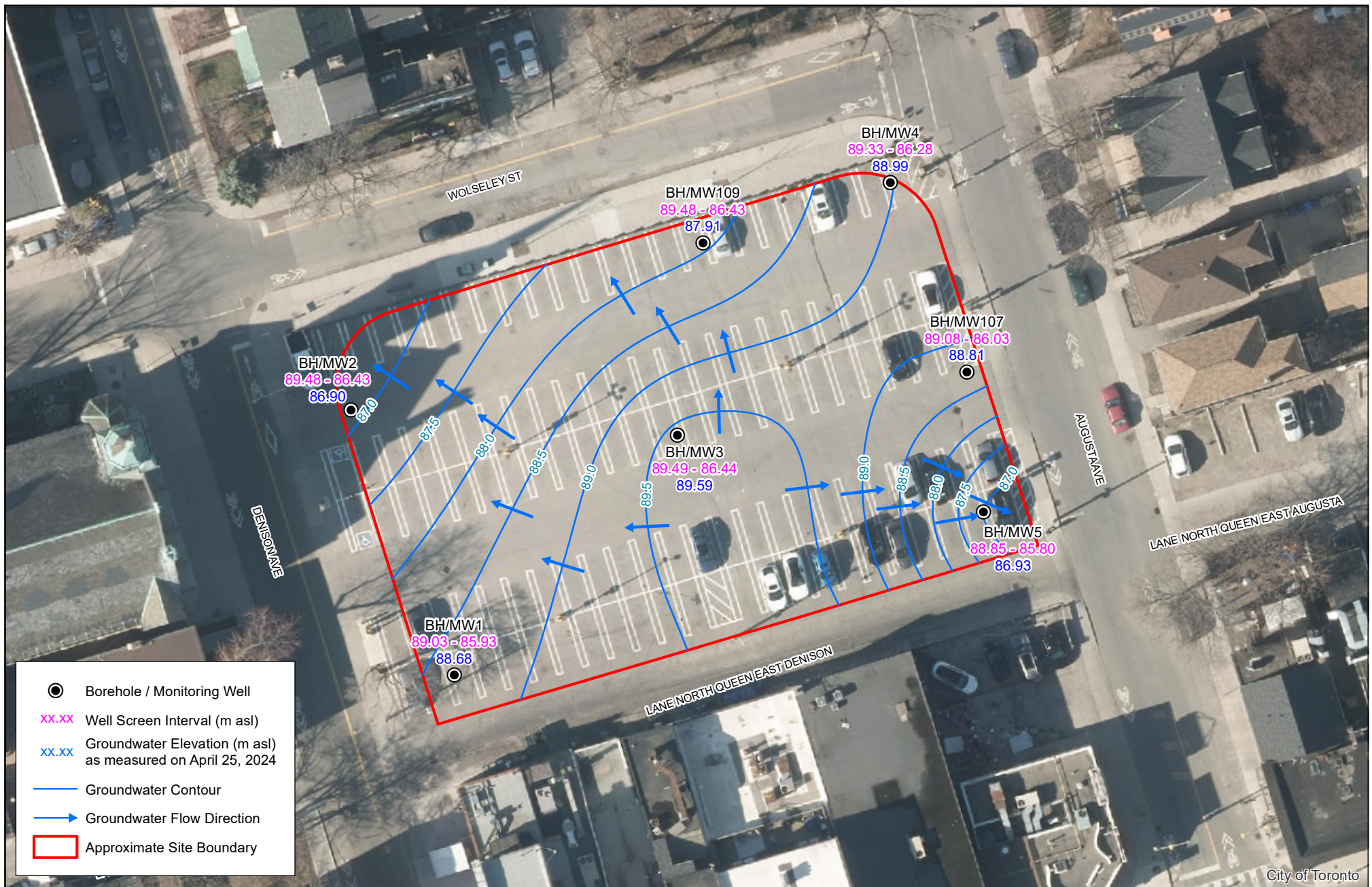
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TITLE AND LOCATION:
 SHALLOW GROUNDWATER CONTOUR PLAN
 - JANUARY AND FEBRUARY 2022
 Phase Two Environmental Site Assessment
 15 Denison Avenue
 Toronto, Ontario

PROJECT No.: GTR-21018382-B0	OWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 6A

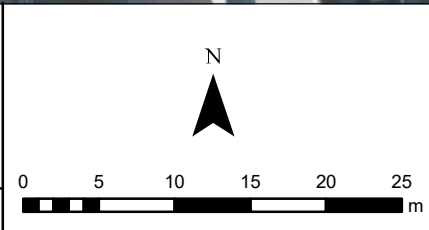
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TITLE AND LOCATION:
SHALLOW GROUNDWATER CONTOUR PLAN
 - APRIL 25, 2024
 Phase Two Environmental Site Assessment
 15 Denison Avenue
 Toronto, Ontario

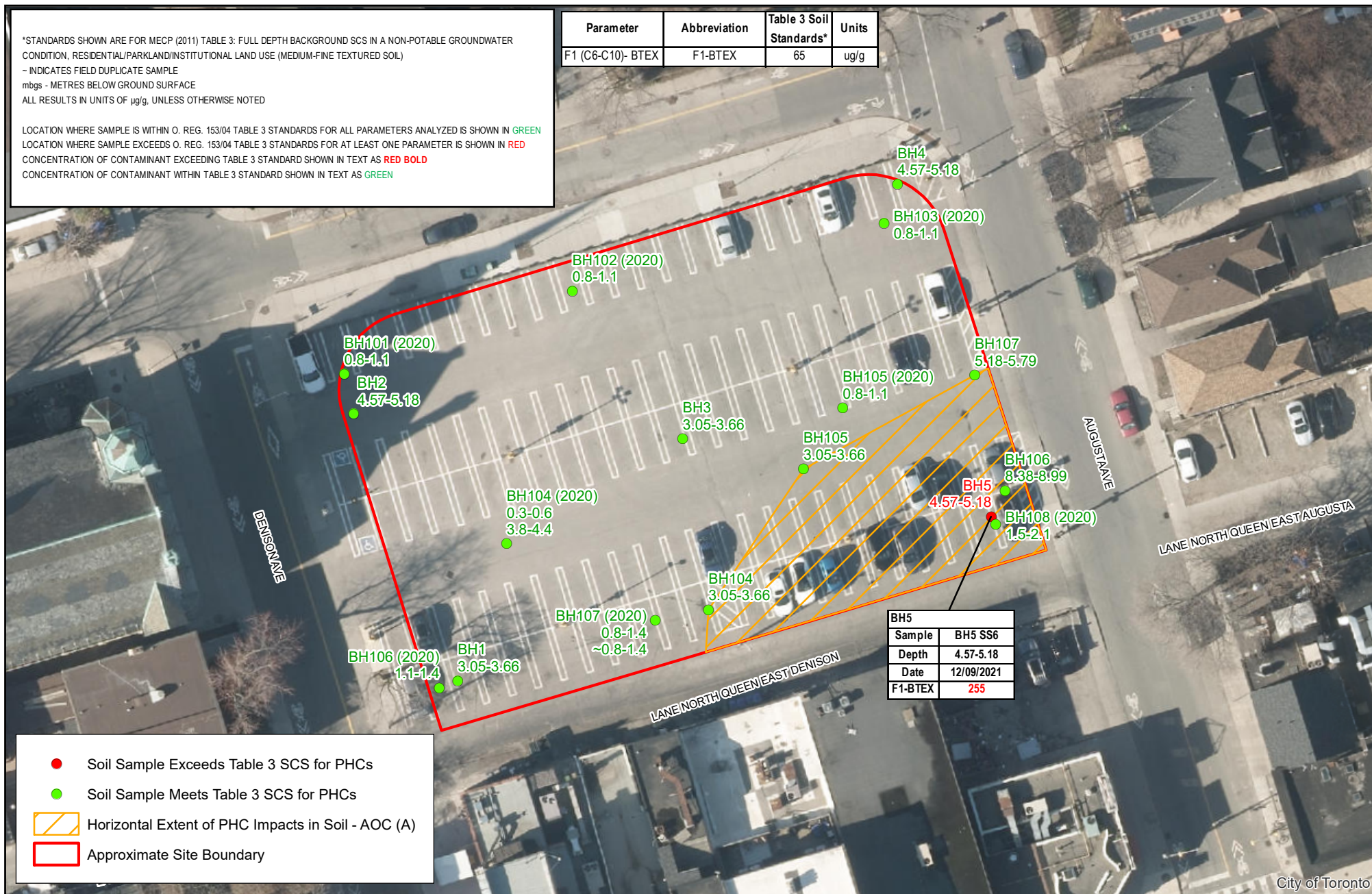
PROJECT No.:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	6B

City of Toronto

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
 ~ INDICATES FIELD DUPLICATE SAMPLE
 mbgs - METRES BELOW GROUND SURFACE
 ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
 LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
 CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
 CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Abbreviation	Table 3 Soil Standards*	Units
F1 (C6-C10)- BTEX	F1-BTEX	65	ug/g



- Soil Sample Exceeds Table 3 SCS for PHCs
- Soil Sample Meets Table 3 SCS for PHCs
- ▨ Horizontal Extent of PHC Impacts in Soil - AOC (A)
- ▭ Approximate Site Boundary

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TITLE AND LOCATION:

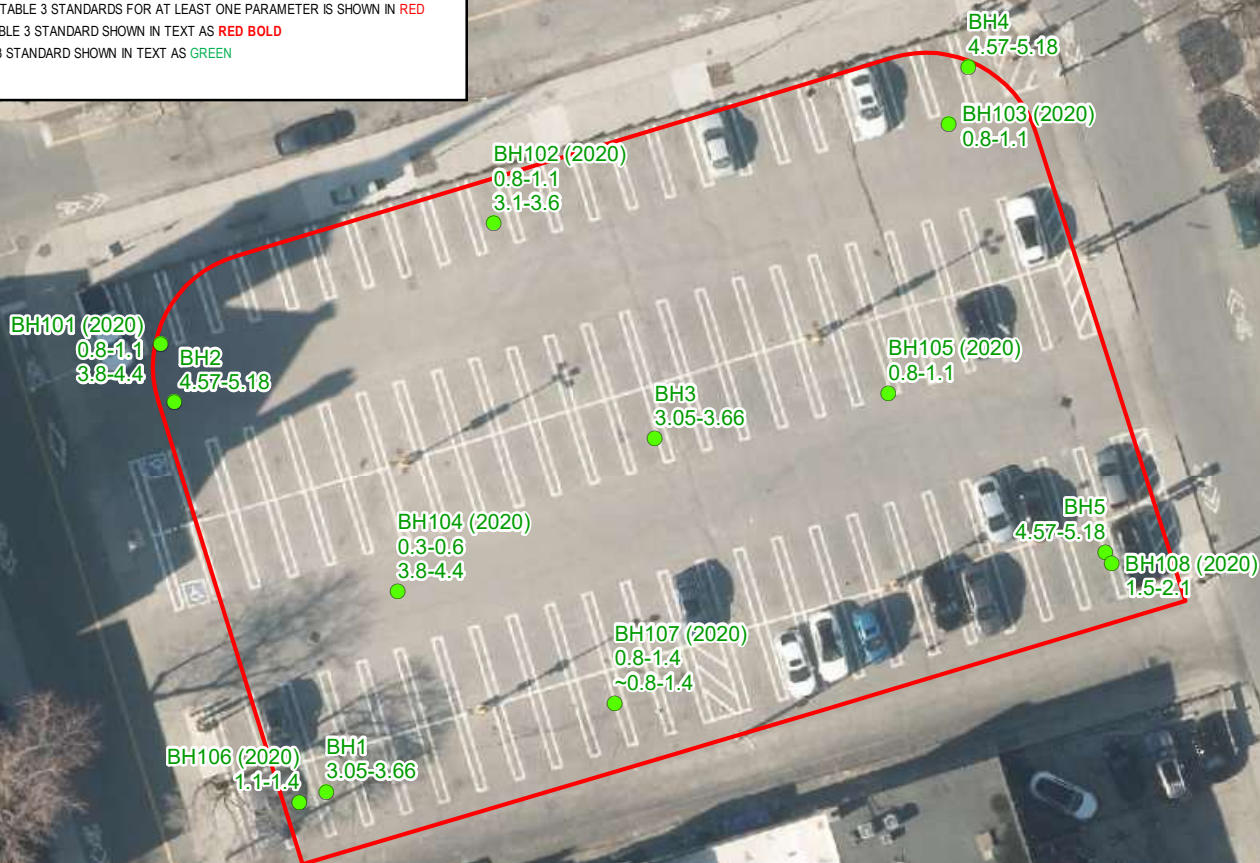
SOIL ANALYTICAL RESULTS -
 PETROLEUM HYDROCARBONS (PHCs)
 INCLUDING BTEX
 Phase Two Environmental Site Assessment
 15 Denison Avenue
 Toronto, Ontario

PROJECT No.:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	7

City of Toronto

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN **GREEN**
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN **RED**
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS **GREEN**



● Soil Sample Exceeds Table 3 SCS for VOCs

□ Approximate Site Boundary

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0 5 10 15 20 25
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TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
VOLATILE ORGANIC COMPOUNDS (VOCs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:

GTR-21018382-B0

OWN:

AC

SCALE:

AS NOTED

CHRD:

SP

DATE:

JUNE 2024

FIG. No.:

8

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN 0. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS 0. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Soil Standards*	Units
Barium	390	ug/g
Copper	180	ug/g
Lead	120	ug/g
Mercury	1.8	ug/g
Zinc	340	ug/g

Other Regulated Parameters (ORPs):
B-HWS = Hot Water Soluble Boron
CN- = Free Cyanide
Cr VI = Hexavalent Chromium
Hg = Mercury

BH102 (2020)		
Sample	BH102-1B	BH102-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Barium	470	92
Copper	1300	18
Lead	450	7.4
Zinc	550	43

BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Barium	410	180
Lead	510	8.2

BH106 (2020)		
Sample	BH106-2A	BH106-6
Depth (mbgs)	0.8-1.1	3.8-4.4
Date	4/22/2020	4/22/2020
Lead	220	15
Mercury	1.9	<0.05

BH1			
Sample	BH1 SS1	BH1 SS5	BH1 SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
Lead	126	11	15

BH107 (2020)		
Sample	BH107-1B	BH107-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Lead	280	8.1

BH4			
Sample	BH4-SS1	BH4-SS6	BH4-SS66
Depth (mbgs)	0.17 - 0.76	4.57 - 5.18	4.57 - 5.18
Date	12/07/2021	12/07/2021	12/07/2021
Lead	309	11	10
Zinc	448	58	58

BH110	
Sample	BH 110 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
Barium	519
Lead	390
Zinc	343

BH105 (2020)			
Sample	BH105-1B	BH9105-1B	BH105-6
Depth (mbgs)	0.3-0.6	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020	4/22/2020
Lead	180	67	7.6

BH108 (2020)		
Sample	BH108-1B	BH108-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Lead	130	8.1

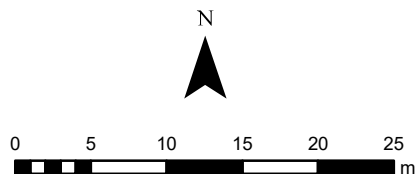
- Soil Sample Exceeds Table 3 SCS for Metals
- Soil Sample Meets Table 3 SCS for Metals
- ▨ Horizontal Extent of Metals Impacts in Soil - AOC (C)
- Approximate Site Boundary

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TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
METALS INCLUDING HYDRIDE FORMING METALS
AND SELECT ORPs
(B-HWS, CN-, Cr VI, Hg)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	9

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN **GREEN**
LOCATION WHERE SAMPLE IS DEEMED TO MEET O. REG. 153/04 TABLE 3 STANDARDS FOR SALT RELATED PARAMETER IS SHOWN IN **PURPLE**
CONCENTRATION OF SALT RELATED PARAMETER DEEMED TO MEET THE TABLE 3 STANDARD SHOWN IN TEXT AS **PURPLE BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS **GREEN**

Parameter	Abbreviation	Table 3 Soil Standards*	Units
Electrical Conductivity	EC	0.7	mS/cm
Sodium Adsorption Ratio	SAR	5.00	unitless

BH4			
Sample	BH4 SS1	BH4 SS6	BH4 SS66
Depth (mbgs)	0.17-0.76	4.57-5.18	4.57-5.18
Date	12/07/2021	12/07/2021	12/07/2021
EC	2.79	0.641	0.635

BH103 (2020)	
Sample	BH103-2A
Depth (mbgs)	0.8-1.1
Date	4/22/2020
EC	1.8
SAR	7.5

BH102 (2020)		
Sample	BH102-1B	BH102-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
EC	1.1	1.2
SAR	21	15

BH107	
Sample	BH 107 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
SAR	5.78

BH105 (2020)			
Sample	BH105-1B	BH9105-1B	BH105-6
Depth (mbgs)	0.3-0.6	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020	4/22/2020
EC	2.2	2.0	0.56

BH5	
Sample	BH5 SS1
Depth (mbgs)	0.17-0.76
Date	12/09/2021
EC	3.28
SAR	25.1

BH108 (2020)		
Sample	BH108-1B	BH108-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
EC	4.3	0.3
SAR	66	0.93

BH3	
Sample	BH3 SS1
Depth (mbgs)	0.17-0.76
Date	12/06/2021
EC	1.49
SAR	16.2

BH107 (2020)		
Sample	BH107-1B	BH107-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
EC	1.8	0.57
SAR	28	0.9

BH110	
Sample	BH 110 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
EC	4.94
SAR	105

BH1			
Sample	BH1 SS1	BH1 SS5	BH1 SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
EC	0.992	1.87	1.85
SAR	13.3	5.44	6.03

BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
EC	1.1	0.76
SAR	13	2.6

BH2	
Sample	BH2 SS1
Depth (mbgs)	0.15-0.76
Date	12/10/2021
EC	2.07
SAR	5.43

BH104 (2020)		
Sample	BH104-1B	BH104-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
EC	2.2	0.34
SAR	58	0.86

BH106 (2020)		
Sample	BH106-2A	BH106-6
Depth (mbgs)	0.8-1.1	3.8-4.4
Date	4/22/2020	4/22/2020
EC	2.3	0.17
SAR	26	0.24

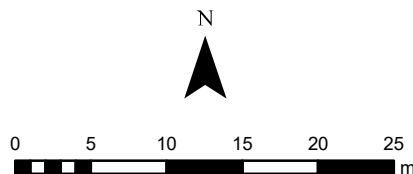
- Soil Sample Considered to Meet Table 3 SCS for EC and SAR
- Soil Sample Meets Table 3 SCS for EC and SAR
- Approximate Site Boundary

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TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
ELECTRICAL CONDUCTIVITY (EC) AND
SODIUM ADSORPTION RATIO (SAR)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	OWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 10

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS RED BOLD
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Soil Standards*	Units
pH	5 to 9 (surface soil/less than 1.5 mbgs)	pH unit
	5 to 11 (subsurface soil/greater than 1.5 mbgs)	pH unit

BH2									
Sample	BH2 SS1	BH2-1 SS1	BH2-2 SS1	BH2-3 SS1	Average	BH2 SS2	BH2-1 SS2	BH2-2 SS2	BH2-3 SS2
Date	12/10/2021	3/27/2024	3/27/2024	3/27/2024	-	12/17/2021	3/27/2024	3/27/2024	3/27/2024
Depth (mbgs)	0.15-0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	-	0.76-1.37	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37
pH	12.10	8.68	8.53	11.30	8.90	11.3	7.92	8.11	8.24

BH106 (2020)					
Sample	BH106-2A	BH106-1 SS2	BH106 - 2 SS2	BH106 - 3 SS2	DUP 1
Date	4/22/2020	3/27/2024	3/27/2024	3/27/2024	3/27/2024
Depth (mbgs)	0.8-1.11	0.8-1.11	0.8-1.11	0.8-1.11	0.8-1.11
pH	9.11	8.31	8.21	11.5	8.18

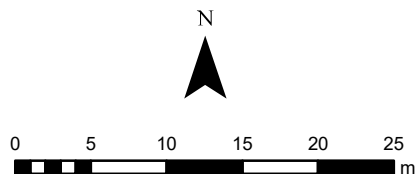
● Soil Sample Within Acceptable Range for Table 3 SCS
□ Approximate Site Boundary

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TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS - pH
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	11

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN 0. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS 0. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS **GREEN**

Parameter	Table 3 Soil Standards*	Units
Acenaphthylene	0.17	ug/g
Anthracene	0.74	ug/g
Fluoranthene	0.69	ug/g
Benz(a)anthracene	0.63	ug/g
Benzo(b)fluoranthene	0.78	ug/g
Benzo(k)fluoranthene	0.78	ug/g
Benzo(a)pyrene	0.3	ug/g
Indeno(1,2,3-cd)pyrene	0.48	ug/g
Dibenz(a,h)anthracene	0.1	ug/g
Chrysene	7.8	ug/g
Phenanthrene	7.8	ug/g

BH102	
Sample	BH102 SS1
Depth (mbgs)	0.15-0.76
Date	2/7/2022
Fluoranthene	0.88
Benzo(a)pyrene	0.40

BH104 (2020)		
Sample	BH104-1B	BH104-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Fluoranthene	0.79	<0.0050
Benzo(a)pyrene	0.46	<0.0050

BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Fluoranthene	1	<0.0050
Benzo(a)pyrene	0.52	<0.0050

BH101	
Sample	BH101 SS1
Depth (mbgs)	0.15-0.76
Date	2/22/2022
Benzo(a)pyrene	0.33

BH1			
Sample	BH1 SS1	BH1-SS5	BH1-SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
Fluoranthene	1.43	<0.05	<0.05
Benz(a)anthracene	0.82	<0.05	<0.05
Benzo(b)fluoranthene	0.84	<0.05	<0.05
Benzo(a)pyrene	0.68	<0.05	<0.05

BH4			
Sample	BH4 SS1	BH4-SS6	BH4-SS66
Depth (mbgs)	0.17-0.76	4.57-5.18	4.57-5.18
Date	12/7/2021	12/7/2021	12/7/2021
Acenaphthylene	0.31	<0.05	<0.05
Anthracene	2.46	<0.05	<0.05
Fluoranthene	12.3	<0.05	<0.05
Benz(a)anthracene	8.41	<0.05	<0.05
Benzo(b)fluoranthene	6.62	<0.05	<0.05
Benzo(k)fluoranthene	1.79	<0.05	<0.05
Benzo(a)pyrene	4.74	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	1.95	<0.05	<0.05
Dibenz(a,h)anthracene	0.70	<0.05	<0.05

BH108 (2020)		
Sample	BH108-1B	BH108-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Acenaphthylene	1.9	<0.0050
Anthracene	5.6	<0.0050
Fluoranthene	40	<0.0050
Benz(a)anthracene	18	<0.0050
Benzo(b)fluoranthene	17	<0.0050
Benzo(k)fluoranthene	6.4	<0.0050
Benzo(a)pyrene	14	<0.0050
Indeno(1,2,3-cd)pyrene	8.5	<0.0050
Dibenz(a,h)anthracene	2.1	<0.0050
Chrysene	14	<0.0050
Phenanthrene	23	<0.0050

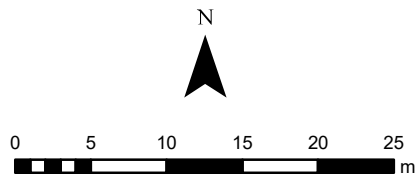
- Soil Sample Exceeds Table 3 SCS for PAHs
- Soil Sample Meets Table 3 SCS for PAHs
- ▨ Horizontal Extent of PAH Impacts in Soil - AOC (B)
- ▭ Approximate Site Boundary

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TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	12

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS in a NON-POTABLE GROUNDWATER CONDITION, ALL TYPES OF LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/L, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS RED BOLD
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Groundwater Standards*	Units
F1(C6-C10) - BTEX	750	ug/L
F2 (C10-C16)	150	ug/L
F3 (C16-C34)	500	ug/L
Xylene	4200	ug/L

MW4		
Sample	MW4	MW4
Screen Depth (mbgs)	6.09-9.14	
Date	12/06/2021	4/22/2024
F1(C6-C10) - BTEX	27200	5600
F2 (C10-C16)	79000	33000

MW108		
Sample	MW108	MW108
Screen Depth (mbgs)	13.78-15.31	
Date	2/22/2022	2/23/2022
F1(C6-C10) - BTEX	24800	15000
F2 (C10-C16)	18000	37000
F3 (C16-C34)	<100	510
Xylene	4640	690

MW107		
Sample	MW107	MW107
Screen Depth (mbgs)	7.61-9.14	
Date	2/22/2022	4/22/2024
F1(C6-C10) - BTEX	849	<25
F2 (C10-C16)	3600	<100

Sample ID	Screen Interval (mbgs)	Date
MW1	6.09-9.14	1/24/2022 4/22/2024
MW2	6.09-9.14	1/24/2022 4/22/2024
MW3	6.09-9.14	12/24/2021 4/22/2024
MW5	6.09-9.14	~ 12/24/2021 ~ 4/22/2024
MW24-1	11.9 - 15.0	4/23/2024
MW24-2	16.8 - 19.8	~ 4/23/2024
MW24-3	11.9 - 15.0	4/22/2024

Sample	MW109	MW109
Screen Depth (mbgs)	7.61-9.14	
Date	2/22/2022	2/22/2022
F1(C6-C10) - BTEX	213000	44000
F2 (C10-C16)	74000	160000
F3 (C16-C34)	230	1500
Xylene	4610	1900

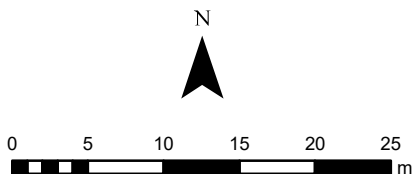
- Groundwater Sample Exceeds Table 3 SCS for PHCs
- Groundwater Sample Meets Table 3 SCS for PHCs
- ▨ Horizontal Extent of PHC Impacts in Groundwater - AOC (D)
- ▭ Approximate Site Boundary

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TITLE AND LOCATION:

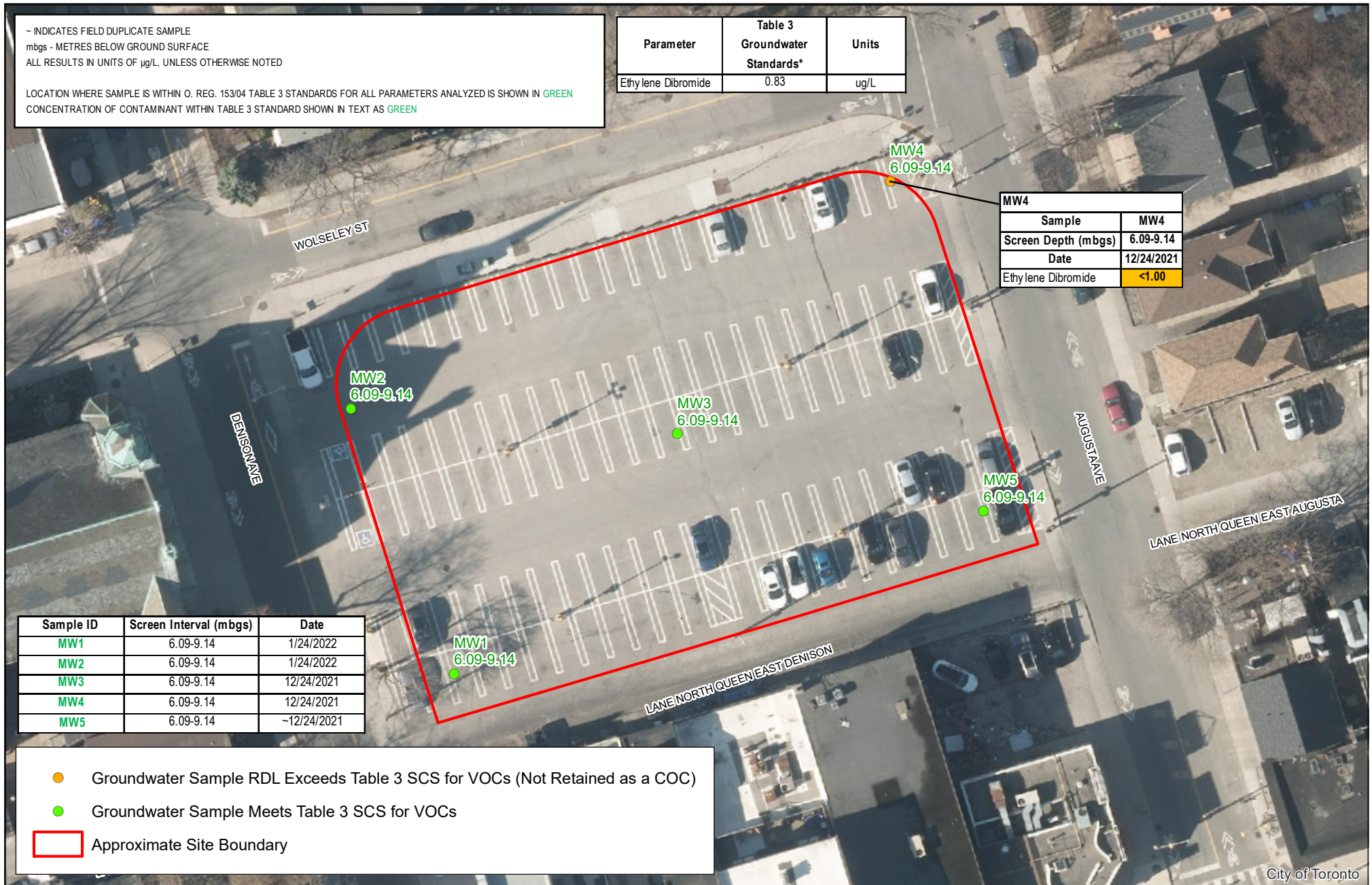
GROUNDWATER ANALYTICAL RESULTS -
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BTEX
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.	GTR-21018382-B0	OWN.	AC
SCALE:	AS NOTED	CHRD.	SP
DATE:	JUNE 2024	FIG. No.	13

~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/L, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN 0.1 R.O. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Groundwater Standards*	Units
Ethylene Dibromide	0.83	ug/L



Sample ID	Screen Interval (mbgs)	Date
MW1	6.09-9.14	1/24/2022
MW2	6.09-9.14	1/24/2022
MW3	6.09-9.14	12/24/2021
MW4	6.09-9.14	12/24/2021
MW5	6.09-9.14	~12/24/2021

● Groundwater Sample RDL Exceeds Table 3 SCS for VOCs (Not Retained as a COC)

● Groundwater Sample Meets Table 3 SCS for VOCs

□ Approximate Site Boundary

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N



0 5 10 15 20 25
m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS -
VOLATILE ORGANIC COMPOUNDS (VOCs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

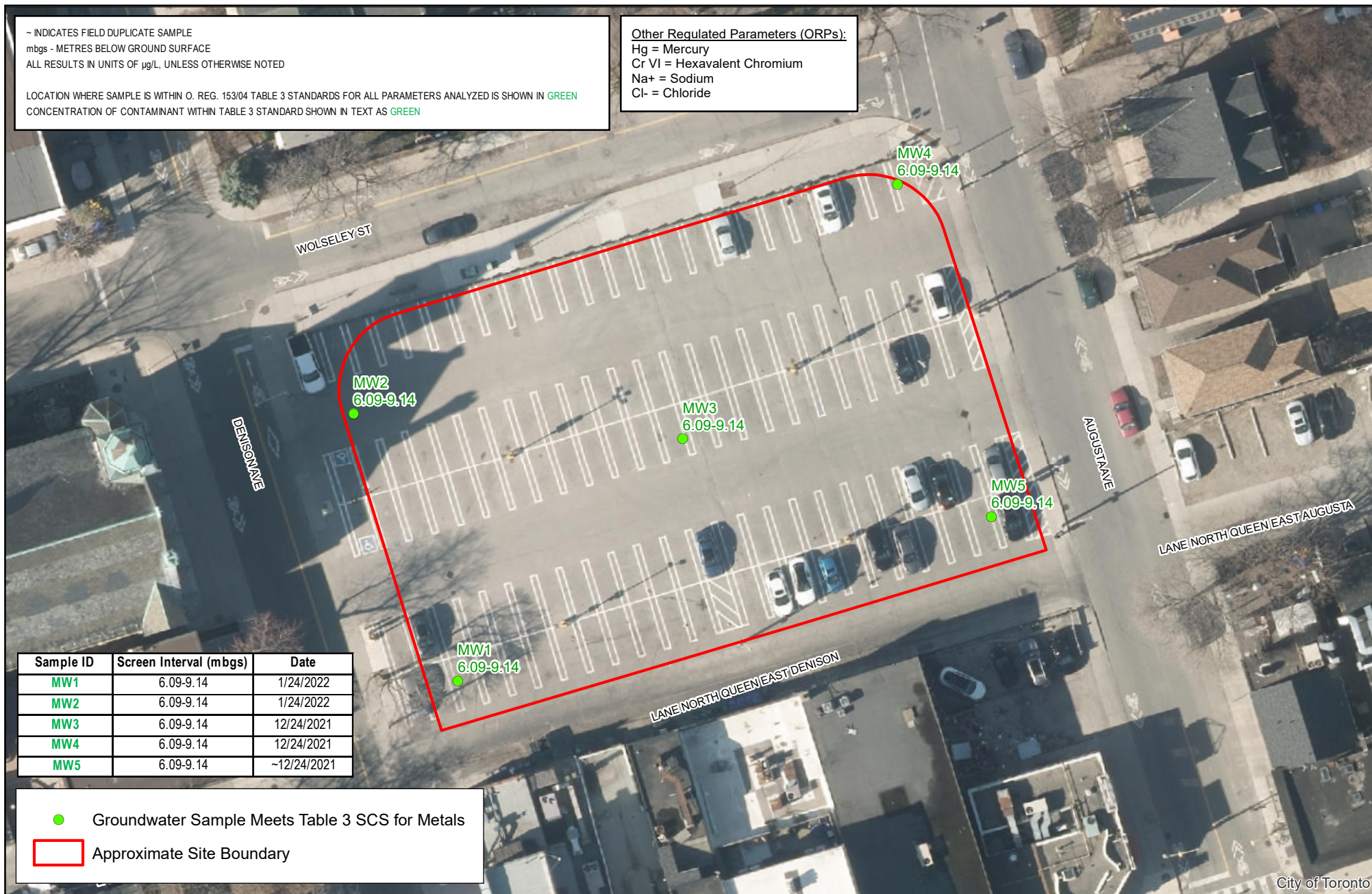
PROJECT No.	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	14

~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/L, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Other Regulated Parameters (ORPs):

Hg = Mercury
Cr VI = Hexavalent Chromium
Na+ = Sodium
Cl- = Chloride



Sample ID	Screen Interval (mbgs)	Date
MW1	6.09-9.14	1/24/2022
MW2	6.09-9.14	1/24/2022
MW3	6.09-9.14	12/24/2021
MW4	6.09-9.14	12/24/2021
MW5	6.09-9.14	~12/24/2021

● Groundwater Sample Meets Table 3 SCS for Metals

□ Approximate Site Boundary

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0 5 10 15 20 25
m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS -
METALS INCLUDING HYDRIDE-FORMING METALS,
AND SELECT ORPs (Hg, Cr VI, Na+, Cl-)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	15

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS in a NON-POTABLE GROUNDWATER CONDITION, ALL TYPES OF LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/L, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN 0. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS 0. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS RED BOLD
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

NOTE: INITIAL EXCEEDANCE IDENTIFIED AT MW1 NO LONGER RETAINED DUE TO COMPLETION OF TWO (2) RE-SAMPLING EVENTS WITH ANALYTICAL RESULTS BELOW THE RDL AND TABLE 3 SCS.

Parameter	Table 3 Groundwater Standards*	Units
Benzo(g,h,i)perylene	0.2	ug/g

Sample ID	Screen Interval	Date
MW1	6.09-9.14	1/24/2022
MW2	6.09-9.14	1/24/2022
MW3	6.09-9.14	12/24/2021
MW4	6.09-9.14	12/24/2021
MW5	6.09-9.14	12/24/2021
MW55 Dup	6.09-9.14	12/24/2021
FIELD BLANK	-	12/24/2021

Sample	MW1	MW1	MW11	MW1	DUP 3
Screen Depth (mbgs)			6.09-9.14		
Date	1/24/2022	7/12/2022	7/12/2022	4/22/2024	4/22/2024
Benzo(g,h,i)perylene	0.32	<0.050	<0.050	<0.050	<0.050

● Groundwater Sample Meets Table 3 SCS for PAHs

□ Approximate Site Boundary

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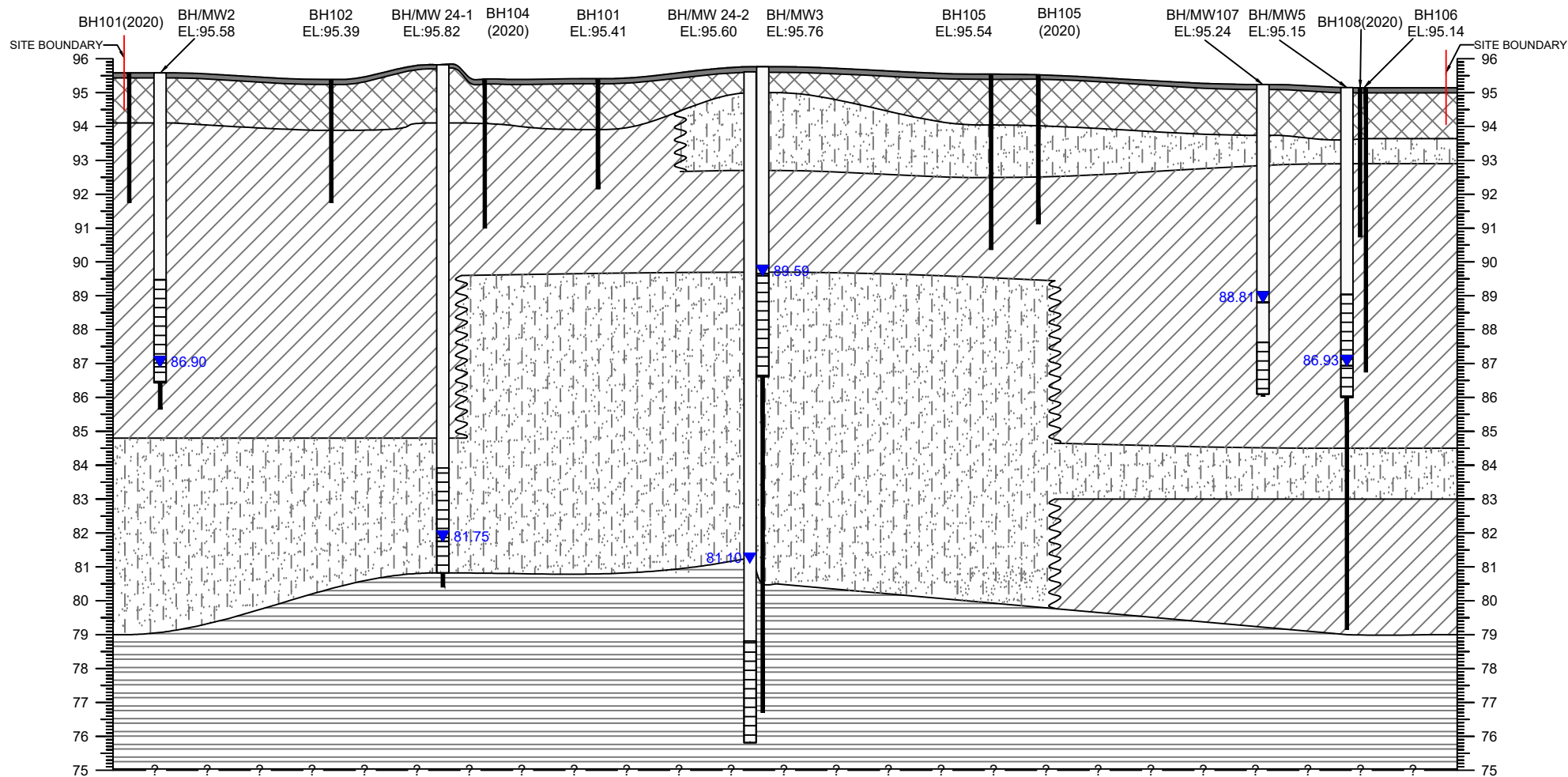


0 5 10 15 20 25
m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS -
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.	GTR-21018382-B0	OWN:	AC
SCALE:	AS NOTED	CHKD:	SP
DATE:	JUNE 2024	FIG. No.:	16



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE:

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LEGEND:

 ASPHALT
 FILL
 CLAYEY SILT TILL
 CLAYEY SILT
 SANDY SILT TILL
 SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED
ON APRIL 25, 2024

TITLE AND LOCATION:

CROSS SECTION A-A'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

SCALE:

AS NOTED

DATE:

JUNE 2024

DWN.:

MS

CK:

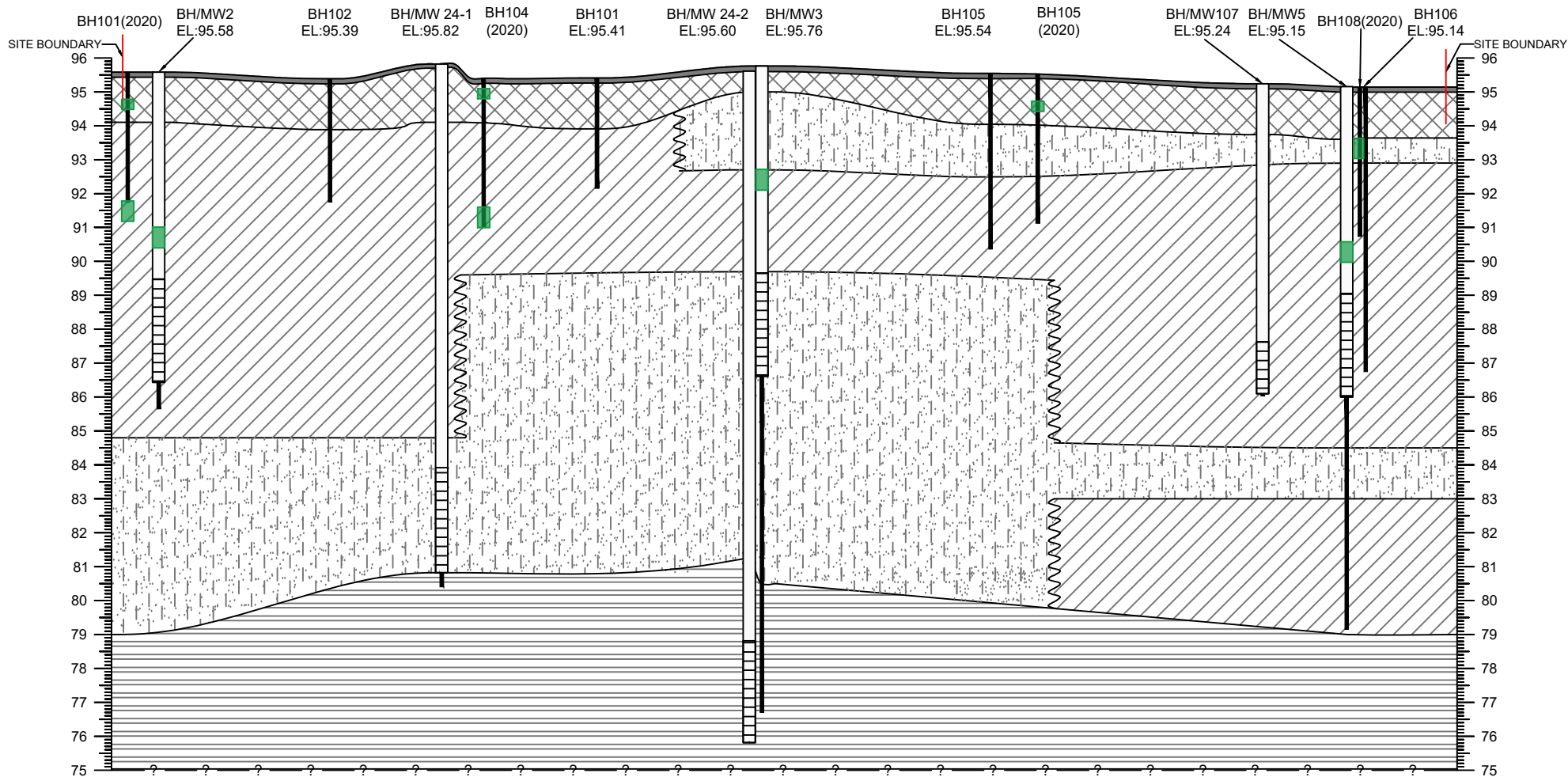
SP

FIG. NO.:

17A

A
NORTHWEST

A'
SOUTHEAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

- ASPHALT
- FILL
- CLAYEY SILT TILL
- CLAYEY SILT
- SANDY SILT TILL
- SHALE BEDROCK

TITLE AND LOCATION:

CROSS SECTION A-A' WITH VOC
CONCENTRATIONS IN SOIL
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

DWN.:

MS

SCALE:

AS NOTED

CK:

SP

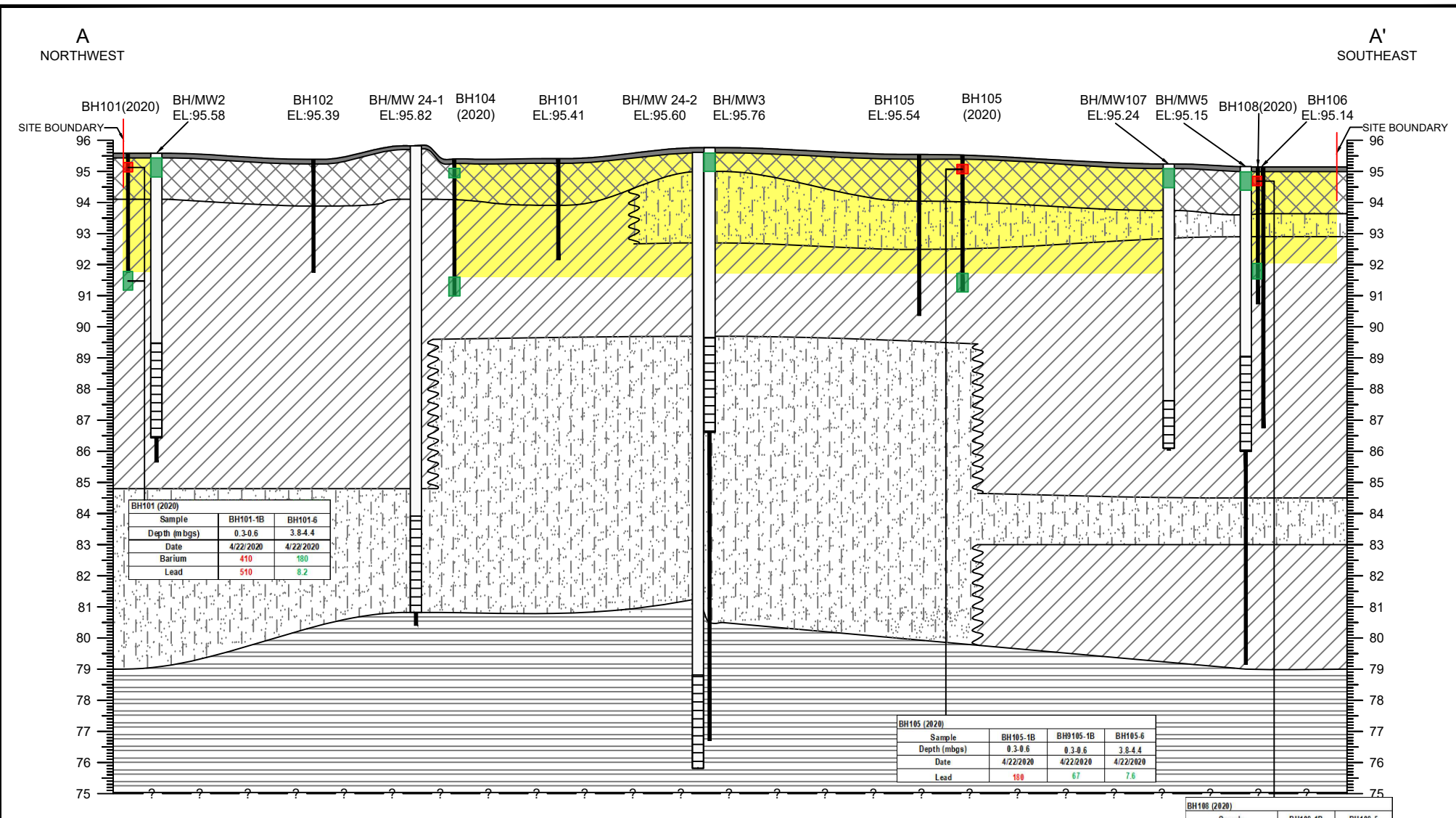
DATE:

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FIG. NO.:

17C

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*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)

~ INDICATES FIELD DUPLICATE SAMPLE

mbgs - METRES BELOW GROUND SURFACE

ALL RESULTS IN UNITS OF ug/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED

CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS RED BOLD

CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

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LEGEND:

- ASPHALT
- FILL
- CLAYEY SILT TILL
- CLAYEY SILT
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH METALS, HYDRIDE-FORMING METALS AND SELECT ORPs (B-HWS, CN-, Cr VI, Hg) CONCENTRATIONS IN SOIL

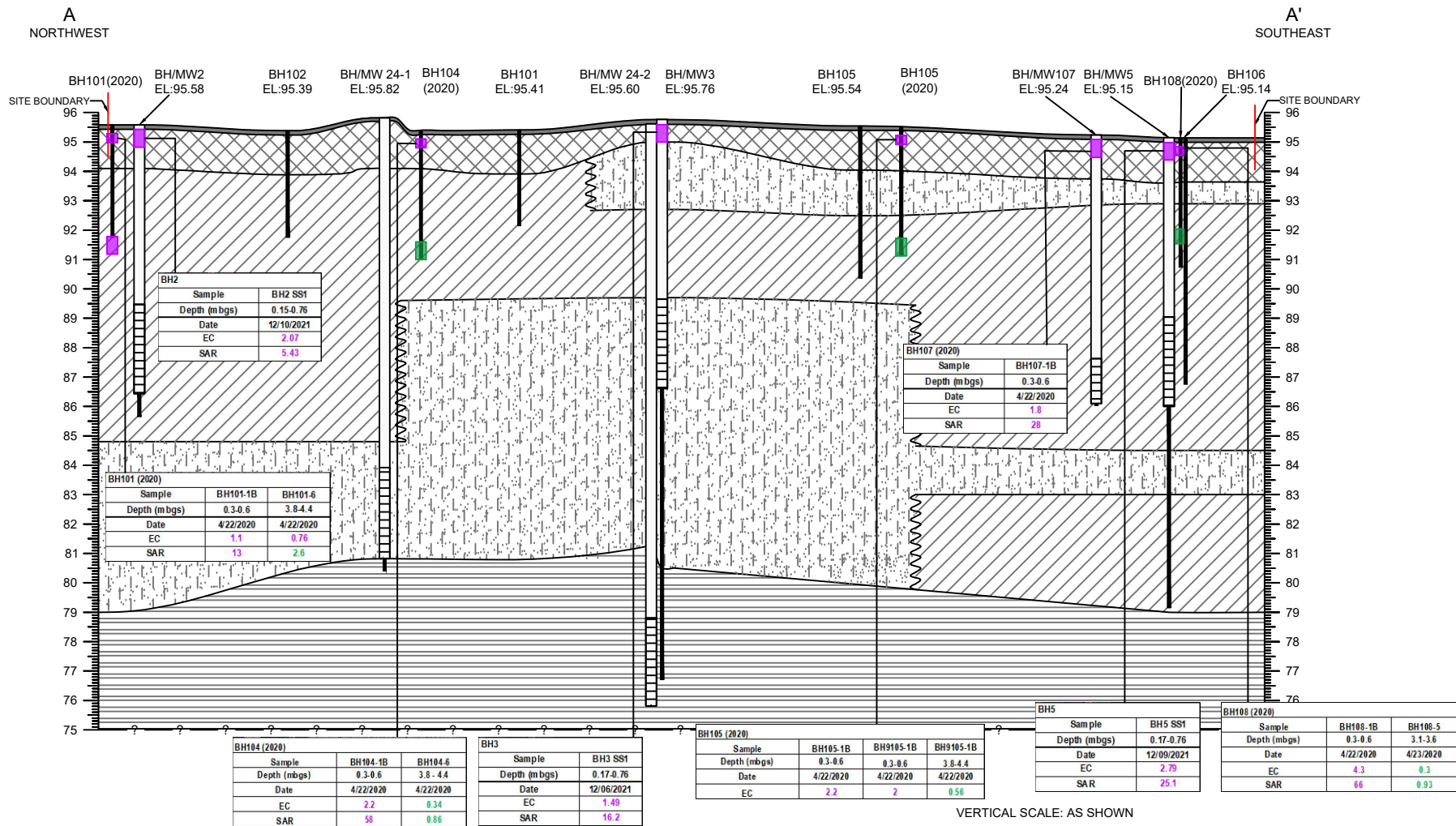
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

15 DENISON AVENUE

TORONTO, ONTARIO

PROJECT NO.:	GTR-21018382-B0	DWN.:	MS
SCALE:	AS NOTED	CK:	SP
DATE:	JUNE 2024	FIG. NO.:	17D

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TITLE AND LOCATION:

CROSS SECTION A-A' WITH EC AND SAR IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

15 DENISON AVENUE

TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

DWN.:

MS

SCALE:

AS NOTED

CK:

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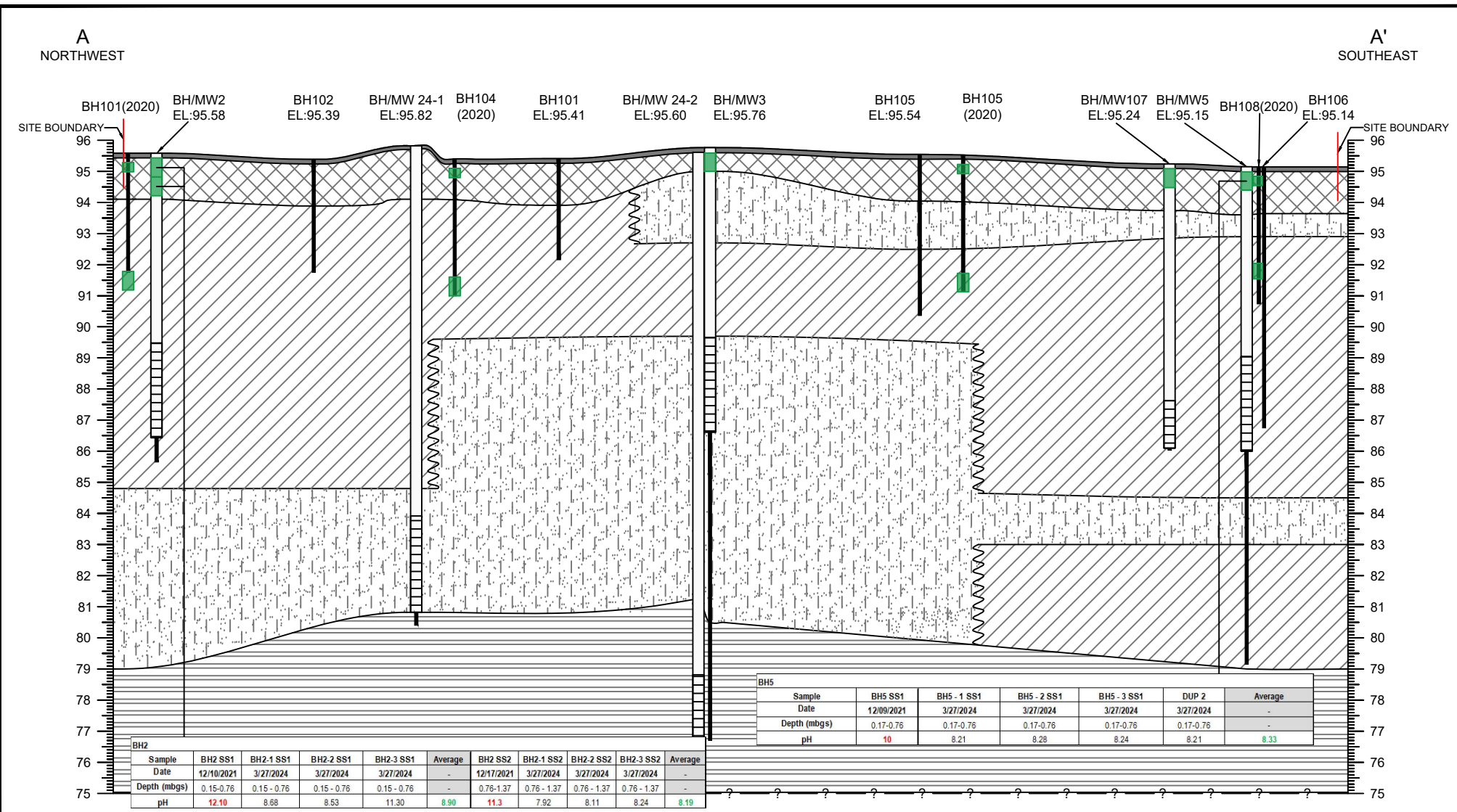
DATE:

JUNE 2024

FIG. NO.:

17E

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*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN **RED**
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS **GREEN**
NOTE: INITIAL pH EXCEEDANCE RESOLVED VIA CONFIRMATORY SOIL SAMPLING PROGRAM COMPLETED IN MARCH 2024

Parameter	Table 3 Soil Standards*	Units
pH	5 to 9 (surface soil/less than 1.5 mbgs)	pH unit
	5 to 11 (subsurface soil/greater than 1.5 mbgs)	pH unit

VERTICAL SCALE: AS SHOWN
HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

ASPHALT

FILL

CLAYEY SILT TILL

CLAYEY SILT

SANDY SILT TILL

SHALE BEDROCK

TITLE AND LOCATION:

CROSS SECTION A-A' WITH pH IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

15 DENISON AVENUE

TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

DWN.:

MS

SCALE:

AS NOTED

CK:

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DATE:

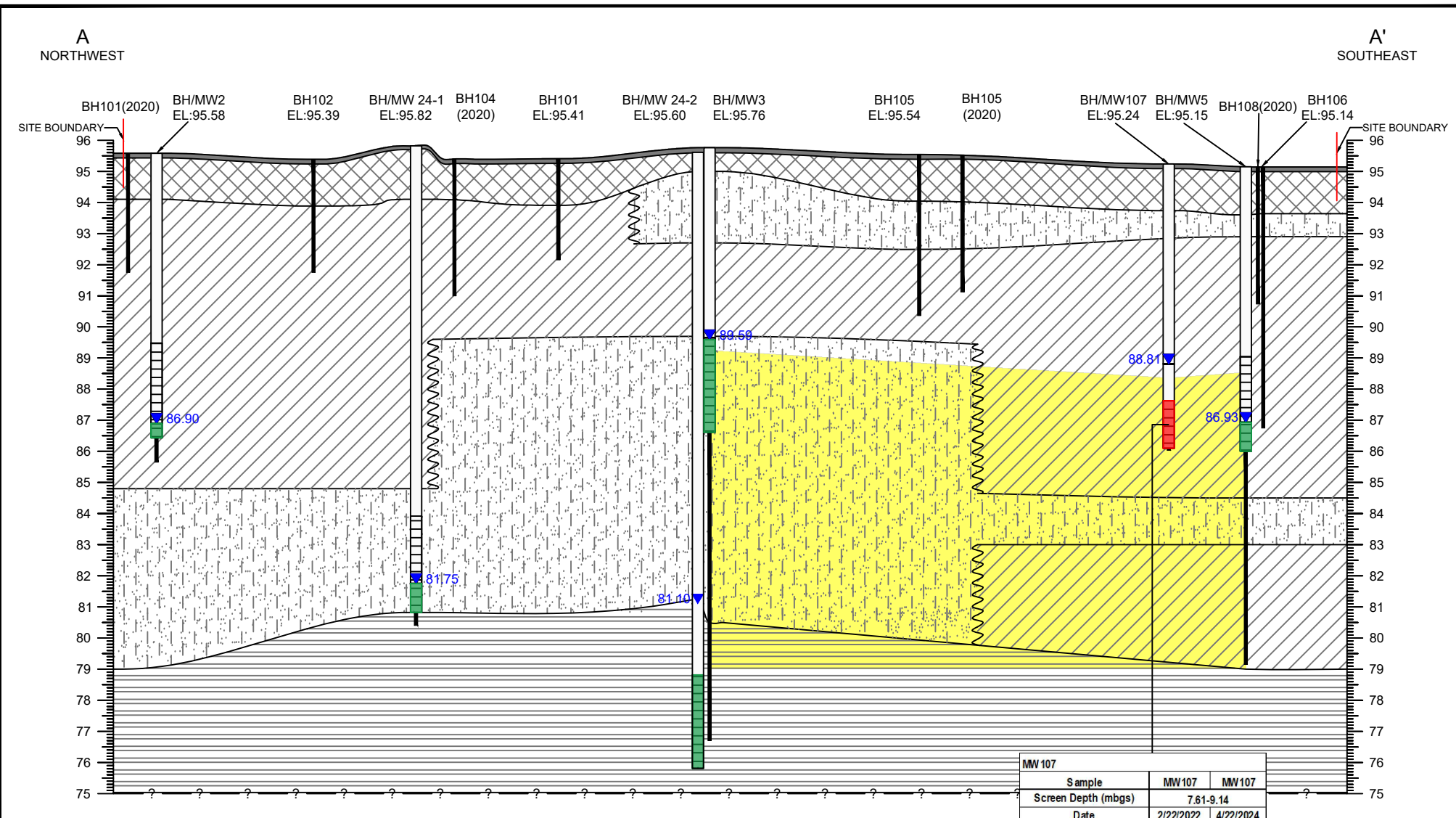
JUNE 2024

FIG. NO.:

17F

17G

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*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF ug/L, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Groundwater Standards*	Units
F1(C6-C10) - BTEX	750	ug/L
F2 (C10-C16)	150	ug/L
Xylene	4200	ug/L

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

ASPHALT

FILL

CLAYEY SILT TILL

CLAYEY SILT

SANDY SILT TILL

SHALE BEDROCK

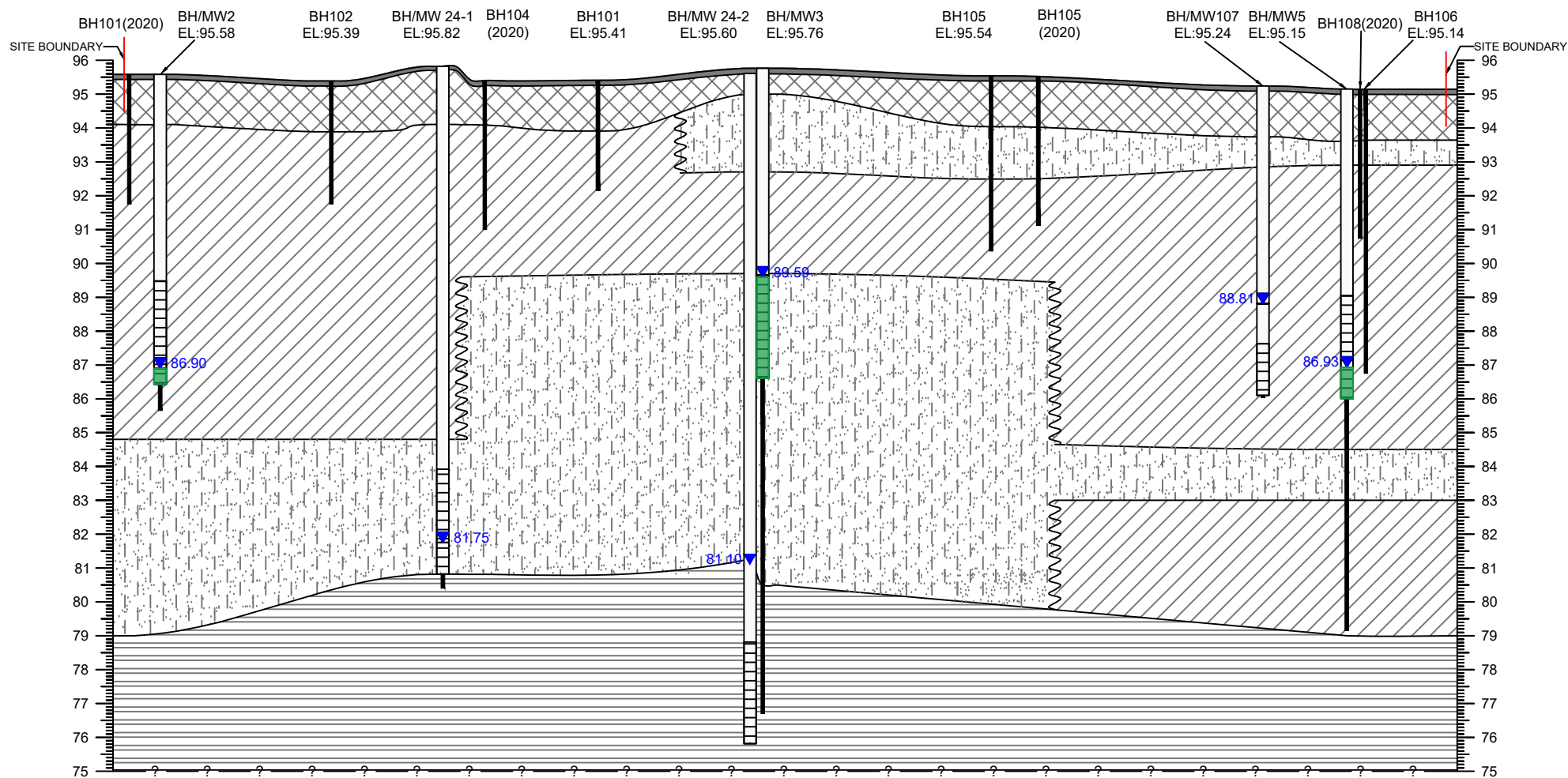
GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH PHC AND BTEX CONCENTRATIONS IN GROUNDWATER
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	GTR-21018382-B0	DWN.:	MS
SCALE:	AS NOTED	CK:	SP
DATE:	JUNE 2024	FIG. NO.:	17H



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

 ASPHALT
 FILL
 CLAYEY SILT TILL
 CLAYEY SILT
 SANDY SILT TILL
 SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

TITLE AND LOCATION:

CROSS SECTION A-A' WITH VOC
CONCENTRATIONS IN GROUNDWATER
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

SCALE:

AS NOTED

DATE:

JUNE 2024

DWN.:

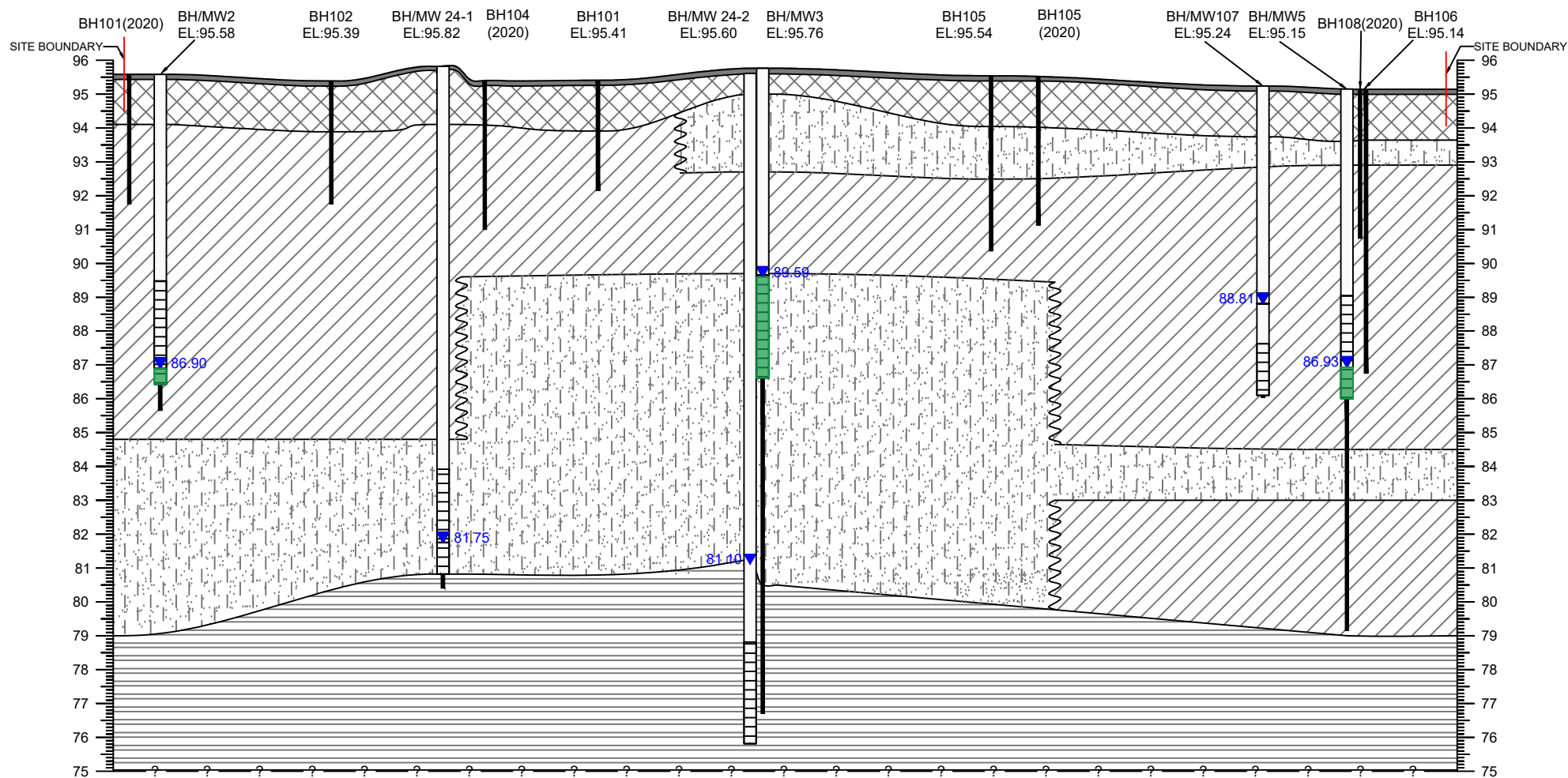
MS

CK:	
-----	--

SP

FIG. NO.:

171



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE:

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

 ASPHALT
 FILL
 CLAYEY SILT TILL
 CLAYEY SILT
 SANDY SILT TILL
 SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

TITLE AND LOCATION:

**CROSS SECTION A-A' WITH METALS,
HYDRIDE-FORMING METALS AND
ORPs (Hg, Cr VI, Na+, Cl-)
CONCENTRATIONS IN GROUNDWATER
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO**

PROJECT NO.:

GTP 21018382 B0

SCALE:

AS NOTED

DATE:

JUNE 2024

DWN.:

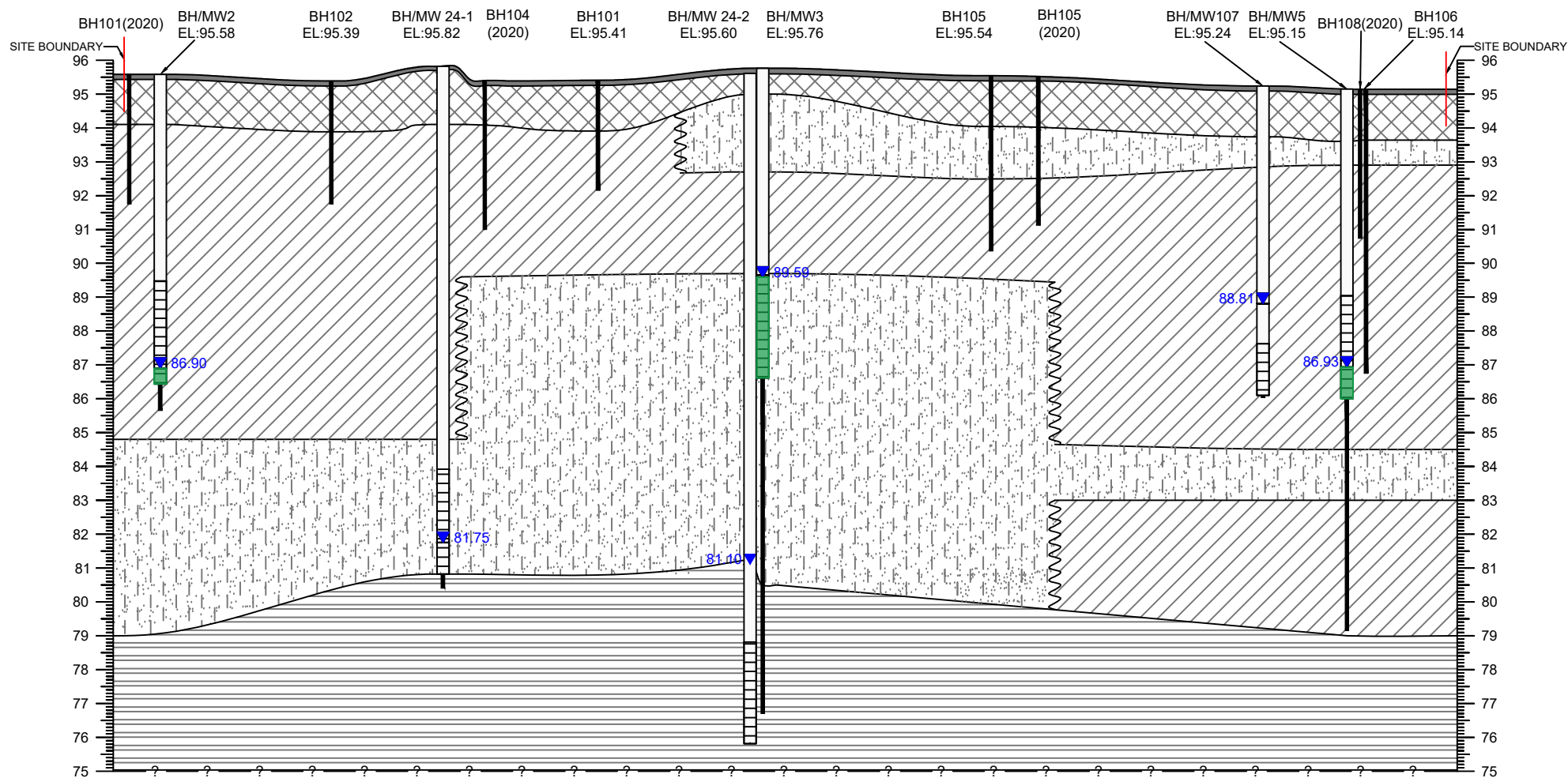
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CK:

SP

FIG. NO.:

17J



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE:

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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 CLAYEY SILT
 SANDY SILT TILL
 SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED
ON APRIL 25, 2024

TITLE AND LOCATION:

CROSS SECTION A-A' WITH PAH
CONCENTRATIONS IN GROUNDWATER
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

SCALE:

AS NOTED

DATE:

JUNE 2024

DWN.:

MS

CK:

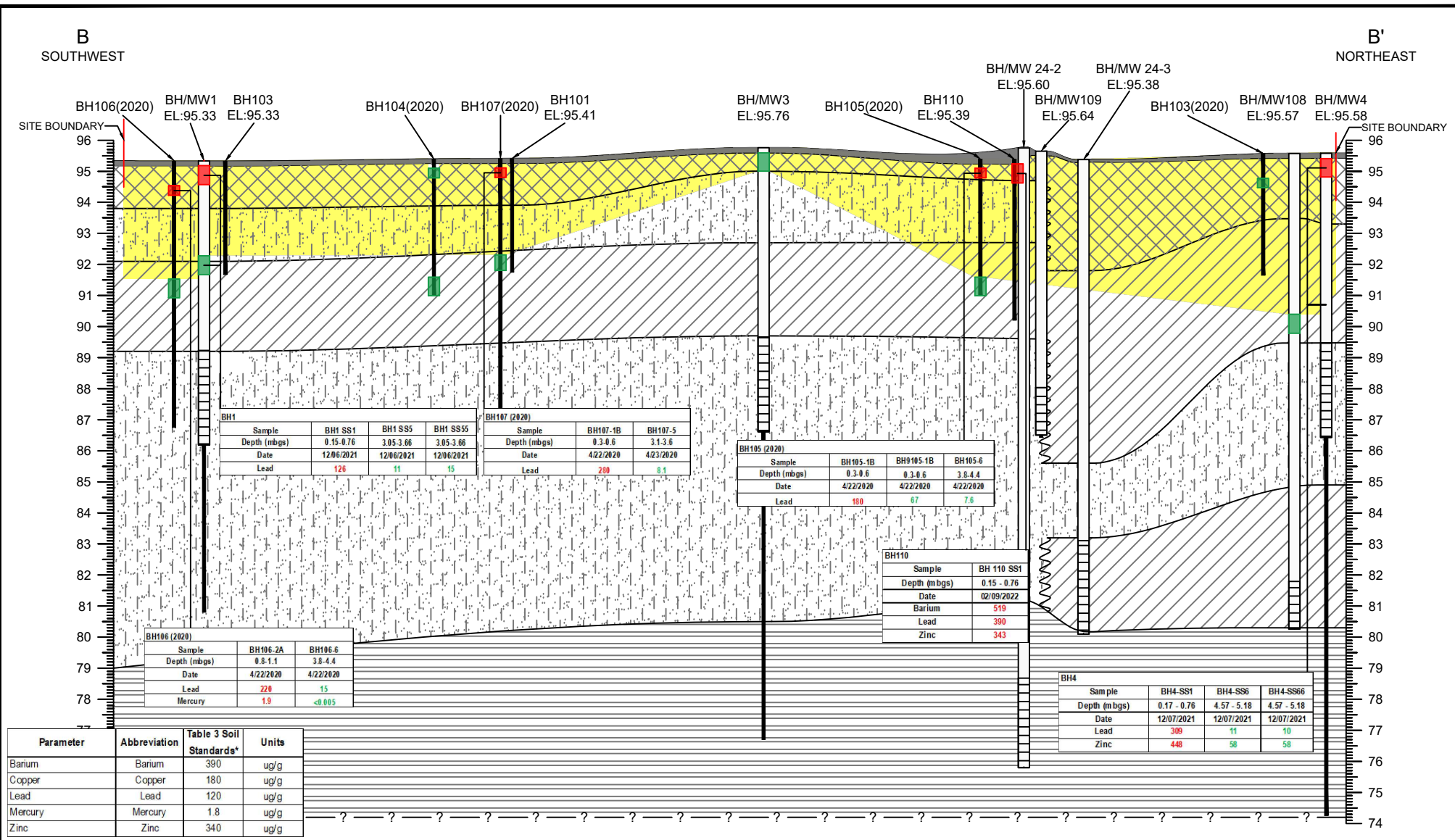
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FIG. NO.:

17K

PROJECT NO.: GTR-21018382-B0	DWN.: MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 18B

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*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)

~ INDICATES FIELD DUPLICATE SAMPLE

mbgs - METRES BELOW GROUND SURFACE

ALL RESULTS IN UNITS OF ug/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED

CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**

CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

ASPHALT

FILL

CLAYEY SILT TILL

SILT TILL

SANDY SILT TILL

SHALE BEDROCK

EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION B-B' WITH METALS, HYDRIDE-FORMING METALS AND SELECT ORPs(B-HWS, CN-, Cr VI, Hg) CONCENTRATIONS IN SOIL

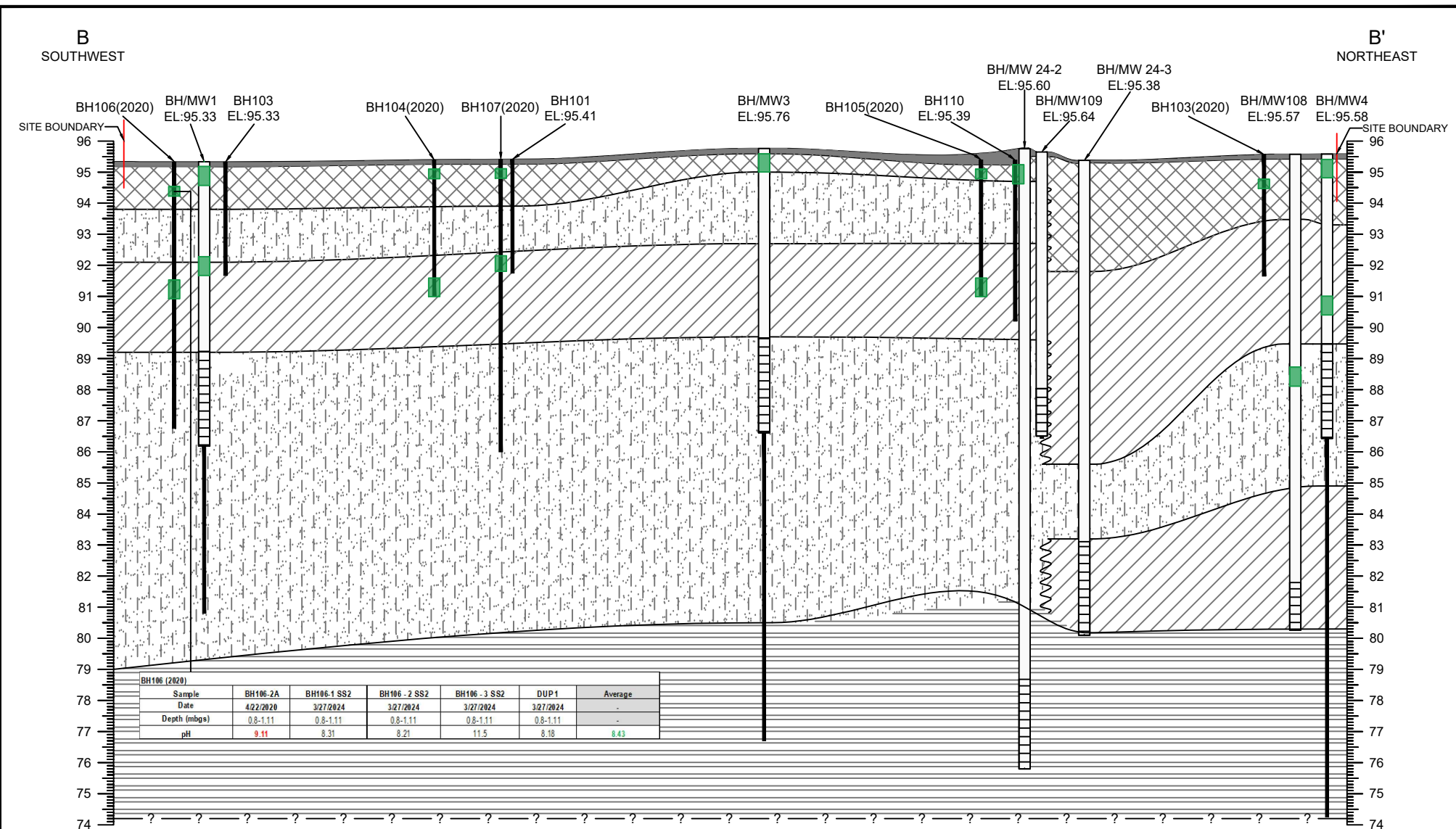
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

15 DENISON AVENUE

TORONTO, ONTARIO

PROJECT NO.:	GTR-21018382-B0	DWN.:	MS
SCALE:	AS NOTED	CK:	SP
DATE:	JUNE 2024	FIG. NO.:	18D

\\pbfmsg001\data Zeus\2003-Brampton\Projects\Environmental Sciences\Brampton - Jobs\BRM\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Section Update 2024\GTR-21018382-A0.dwg



*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
- INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS RED BOLD
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

NOTE: INITIAL pH EXCEEDANCE RESOLVED VIA CONFIRMATORY SOIL SAMPLING PROGRAM COMPLETED IN MARCH 2024

Parameter	Table 3 Soil Standards*	Units
pH	5 to 9 (surface soil/less than 1.5 mbgs)	pH unit
	5 to 11 (subsurface soil/greater than 1.5 mbgs)	pH unit

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
ASPHALT
FILL
CLAYEY SILT TILL
SILT TILL
SANDY SILT TILL
SHALE BEDROCK

TITLE AND LOCATION:

CROSS SECTION B-B' WITH pH IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:
GTR-21018382-B0

DWN.:
MS

SCALE:
AS NOTED

CK:
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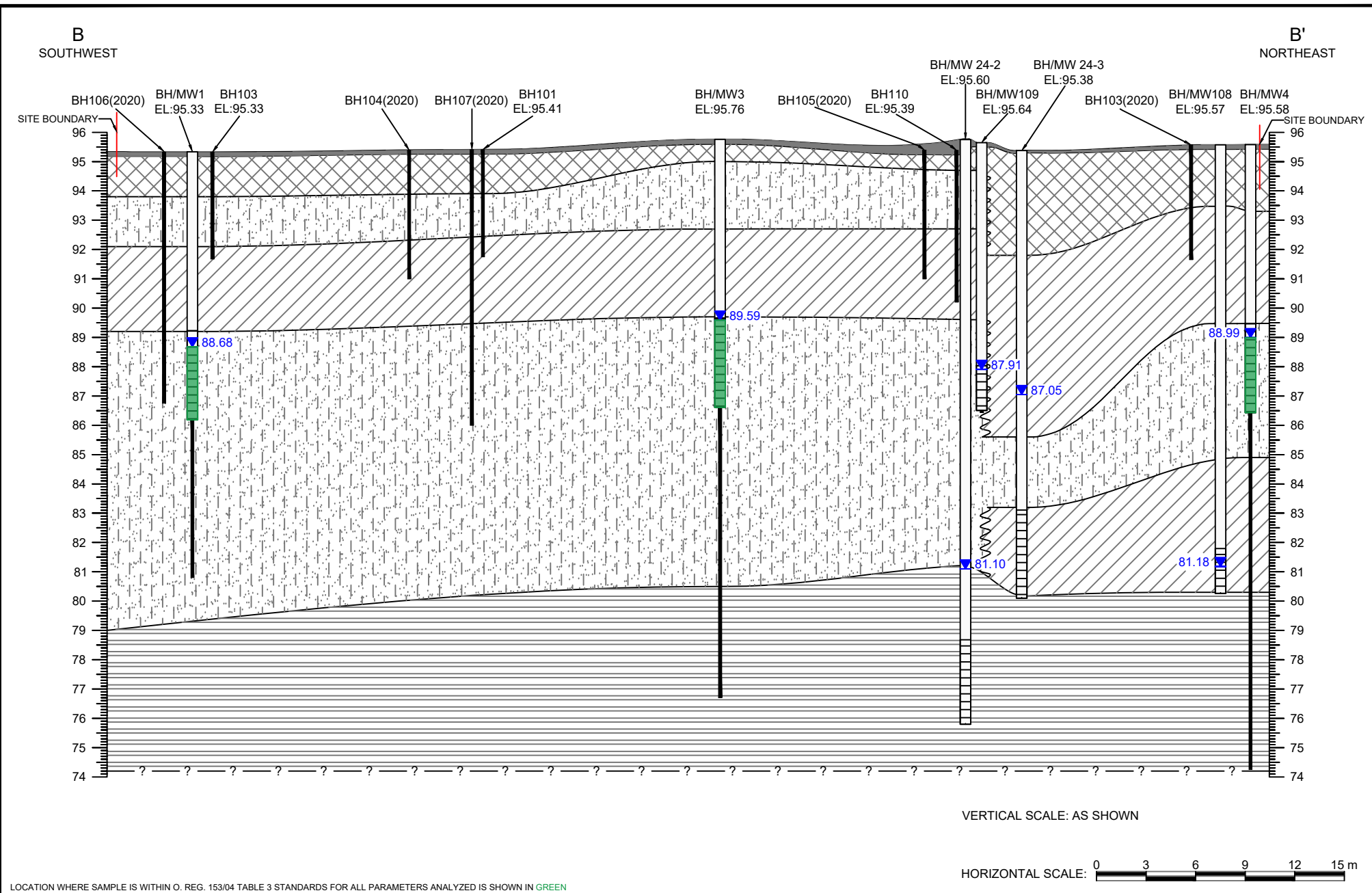
DATE:
JUNE 2024

FIG. NO.:
18F

18G

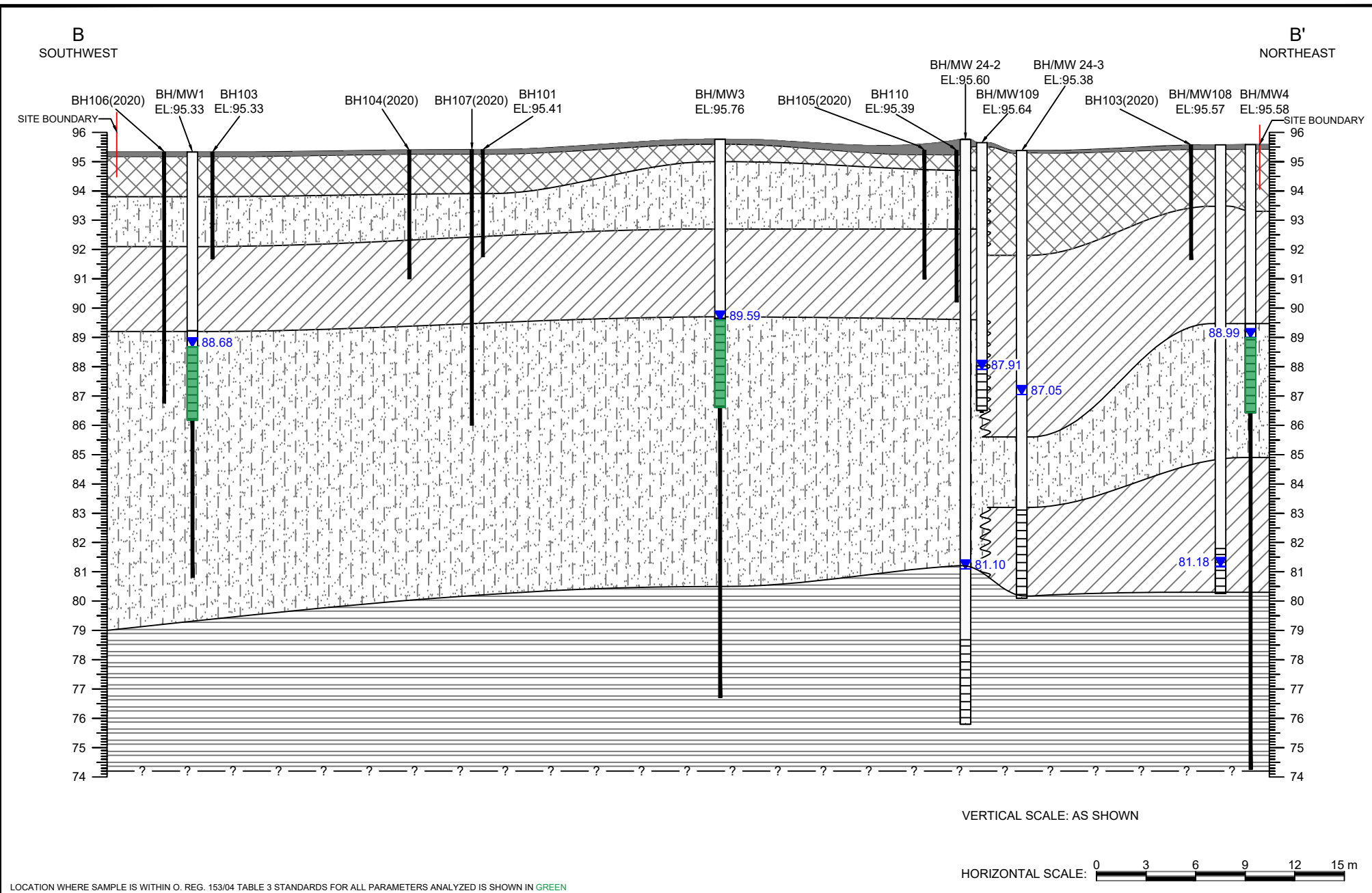
18H

\\pbrmfig001\data_Zeusa\2003-Brampton\Projects\Environmental Sciences\Brampton Jobs\BRW\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Section Update 2024\GTR-21018382-A0.dwg



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				SCALE: AS NOTED	CK: SP
				DATE: JUNE 2024	FIG. NO.: 181

\\pbrmfig001\data_Zeusa\2009-Brampton\Projects\Environmental Sciences\Brampton Jobs\BRW\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Section Update 2024\GTR-21018382-A0.dwg

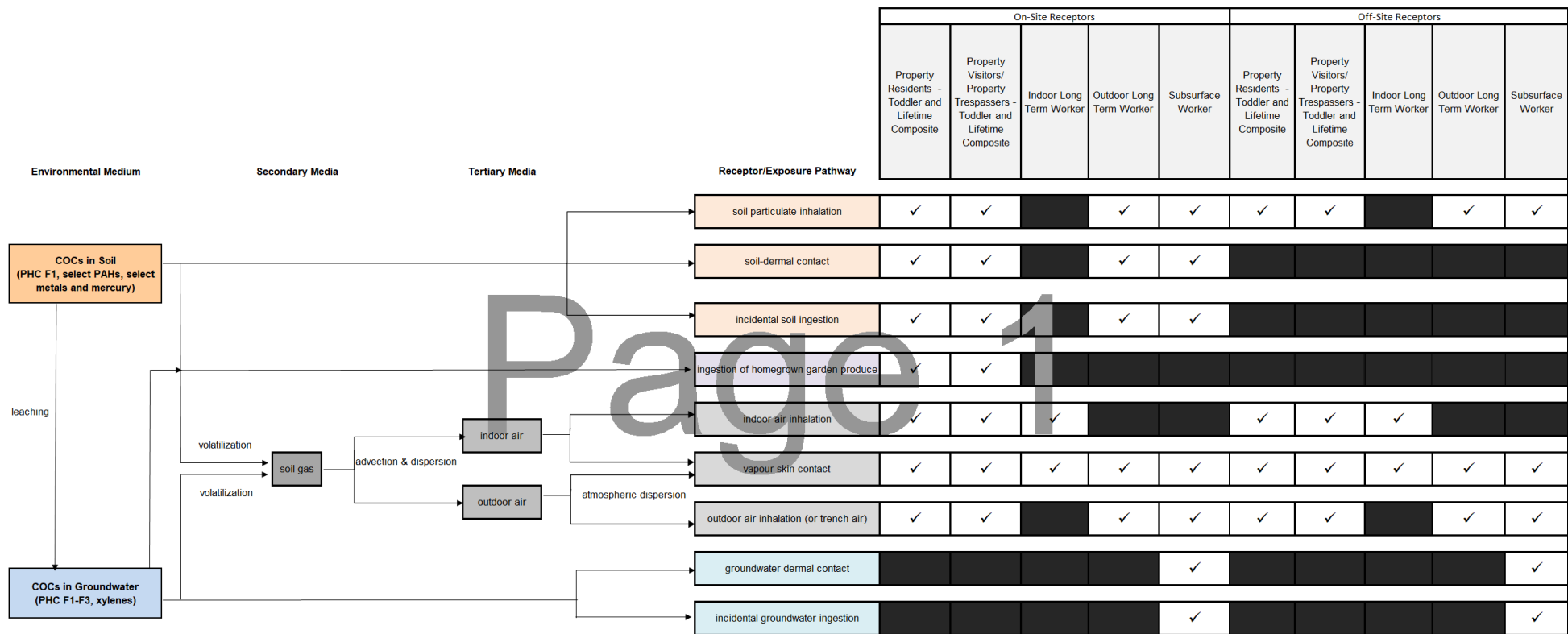


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18K



Legend:

	Pathway is incomplete
✓	Pathway is complete

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TITLE AND LOCATION:

Human Health Conceptual Exposure Model Without Risk Management Measures

Phase Two Environmental Site Assessment Update
15 Denison Avenue
Toronto, Ontario

PROJECT No.:

GTR-21018382-B0

OWN:

SP

SCALE:

AS NOTED

CHKD:

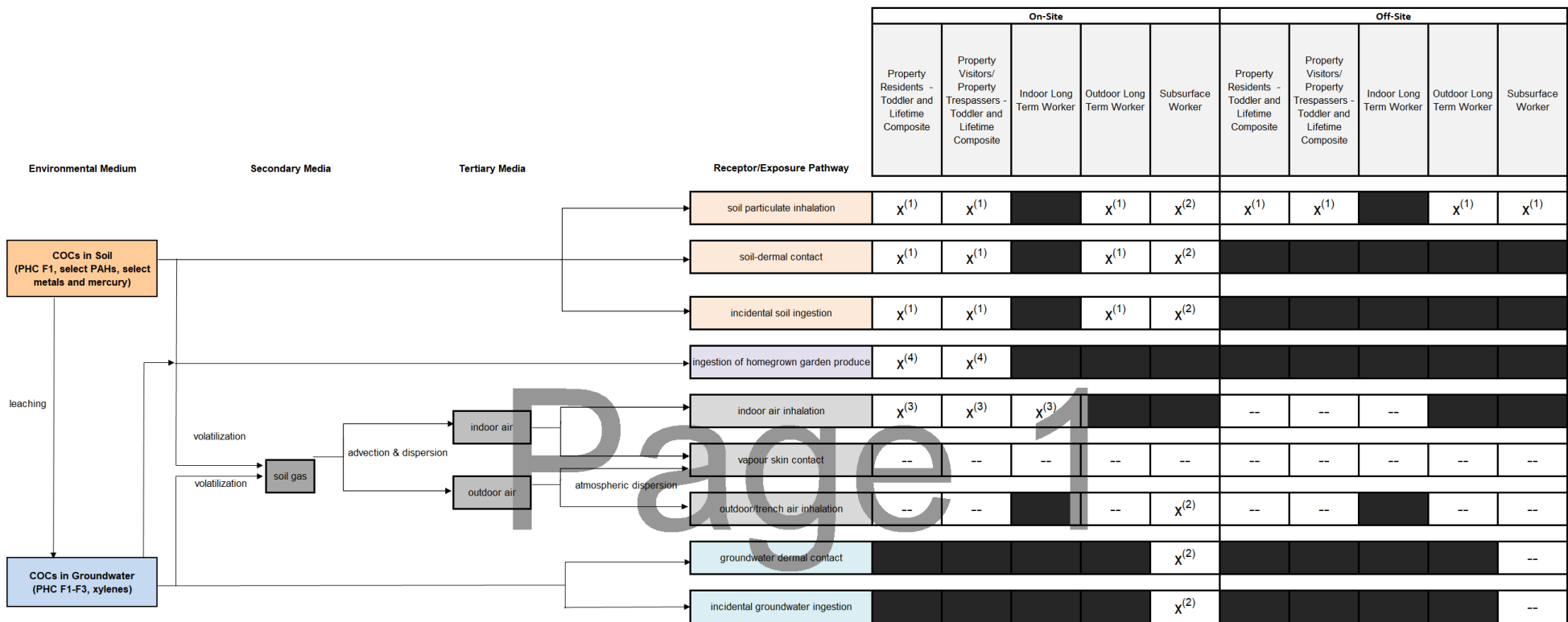
SP

DATE:

JUNE 2024

FIG. No.:

19A



	Pathway is incomplete	RMM required on-Site (subject to MECP approval): 1) Hard cap or fill cap 2) Health and Safety Plan 3) Engineered measures for vapour mitigation A Soil and Groundwater Management Plan is also required for the Site.
X	Pathway is blocked by RMM	
--	Pathway is complete but unacceptable risks are not anticipated	

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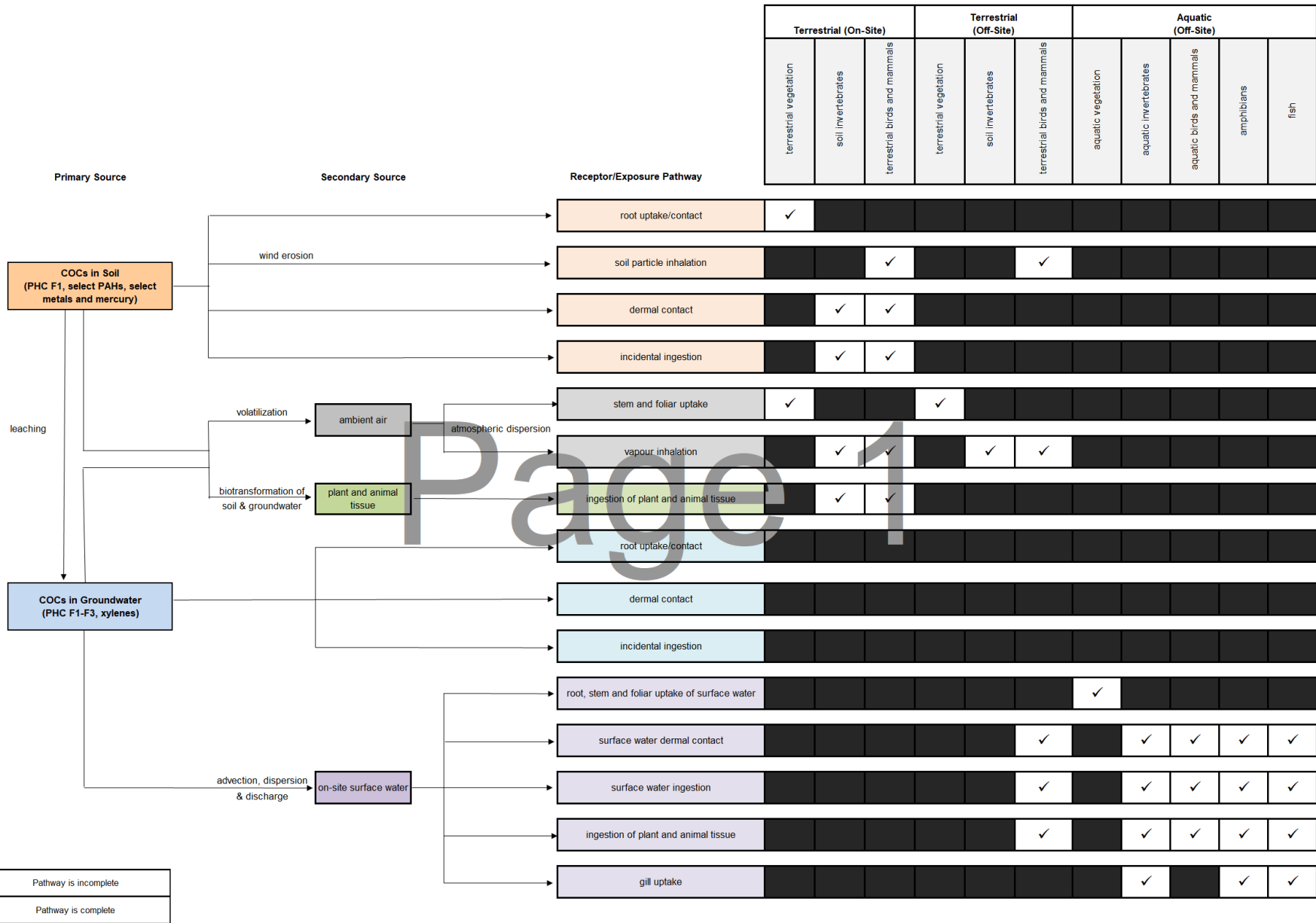
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TITLE AND LOCATION:

Human Health Conceptual Exposure Model With Risk Management Measures

Phase Two Environmental Site Assessment Update
 15 Denison Avenue
 Toronto, Ontario

PROJECT No.: GTR-21018382-B0	OWN: SP
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 19B



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TITLE AND LOCATION:

Ecological Health Conceptual Exposure Model Without Risk
Management Measures

Phase Two Environmental Site Assessment Update
15 Denison Avenue
Toronto, Ontario

PROJECT No.:

GTR-21018382-B0

OWN:

SP

SCALE:

AS NOTED

CHKD:

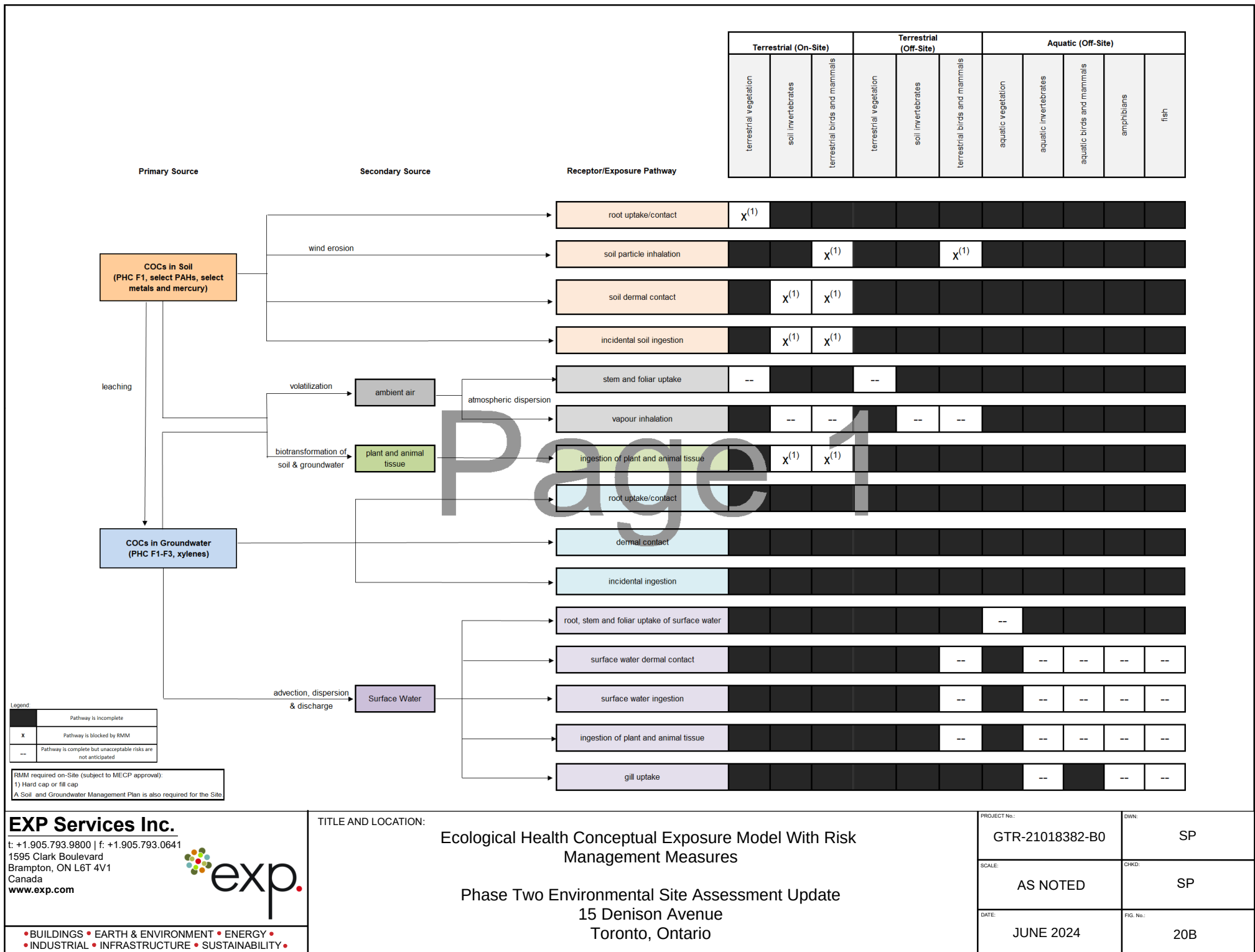
SP

DATE:

JUNE 2024

FIG. No.:

20A



EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix B – Contaminant Inventory and Data Tables

TABLE B.1: CONTAMINANT INVENTORY FOR FULL DEPTH SOIL
15 Denison Ave, Toronto, Avenue
GTR-21018382-B0

Contaminant Identifier	Contaminant	Maximum Measured Concentration	Units	Minimum Reporting Detection Limit (MDL)	MECP Table 3 SCS Residential Property Use and Medium/Fine Textured Soil	Potential for Exceedence of Applicable SCSs at nearest off-Site receptors?		Retained as a contaminant for RA?	
						Yes	No	Yes	No
PHCF1	PHC F1 (C6-C10) - BTEX	255	µg/g	5	65		X	X	
PHCF2	PHC F2 (C10-C16)	<10	µg/g	10	150		X		X
PHCF3	PHC F3 (C16-C34)	<50	µg/g	50	1,300		X		X
PHCF4	PHC F4 (C34-C50)	<50	µg/g	50	5,600		X		X
67641	Acetone	<0.50	µg/g	0.49	28		X		X
71432	Benzene	<0.05	µg/g	0.0060	0.17		X		X
75274	Bromodichloromethane	<0.05	µg/g	0.04	13		X		X
75252	Bromoform	<0.05	µg/g	0.04	0.26		X		X
74839	Bromomethane	<0.05	µg/g	0.04	0.05		X		X
56235	Carbon Tetrachloride	<0.05	µg/g	0.04	0.12		X		X
108907	Chlorobenzene	<0.05	µg/g	0.04	2.7		X		X
67663	Chloroform	0.059	µg/g	0.04	0.18		X		X
124481	Dibromochloromethane	<0.05	µg/g	0.04	9.4		X		X
95501	1,2-Dichlorobenzene	<0.05	µg/g	0.04	4.3		X		X
541731	1,3-Dichlorobenzene	<0.05	µg/g	0.04	6		X		X
106467	1,4-Dichlorobenzene	<0.05	µg/g	0.04	0.097		X		X
75718	Dichlorodifluoromethane	<0.05	µg/g	0.04	25		X		X
75343	1,1-Dichloroethane	<0.05	µg/g	0.02	11		X		X
107062	1,2-Dichloroethane	<0.05	µg/g	0.03	0.05		X		X
75354	1,1-Dichloroethylene	<0.05	µg/g	0.04	0.05		X		X
156592	Cis-1,2-Dichloroethylene	<0.05	µg/g	0.02	30		X		X
156605	Trans-1,2-Dichloroethylene	<0.05	µg/g	0.04	0.75		X		X
78875	1,2-Dichloropropane	<0.05	µg/g	0.03	0.085		X		X
542756	1,3-Dichloropropene (cis + trans)	<0.05	µg/g	0.04	0.083		X		X
100414	Ethylbenzene	0.86	µg/g	0.01	15		X		X
106934	Ethylene Dibromide (1,2-Dibromoethane)	<0.05	µg/g	0.04	0.05		X		X
11053	Hexane (n)	<0.05	µg/g	0.04	34		X		X
75092	Methylene chloride (Dichloromethane)	<0.05	µg/g	0.049	0.96		X		X
78933	Methyl ethyl ketone (2-Butanone)	<0.50	µg/g	0.4	44		X		X
108101	Methyl Isobutyl Ketone	<0.50	µg/g	0.40	4.3		X		X
1634044	Methyl t-butyl ether (MTBE)	<0.05	µg/g	0.04	1.4		X		X
100425	Styrene	<0.05	µg/g	0.04	2.2		X		X
630206	1,1,1,2-Tetrachloroethane	<0.05	µg/g	0.04	0.05		X		X
79345	1,1,2,2-Tetrachloroethane	<0.05	µg/g	0.04	0.05		X		X
127184	Tetrachloroethylene	0.27	µg/g	0.04	2.3		X		X
108883	Toluene	<0.05	µg/g	0.020	6		X		X
71556	1,1,1-Trichloroethane	<0.05	µg/g	0.04	3.4		X		X
79005	1,1,2-Trichloroethane	<0.05	µg/g	0.04	0.05		X		X
79016	Trichloroethylene	<0.05	µg/g	0.01	0.52		X		X
75694	Trichlorofluoromethane	<0.05	µg/g	0.04	5.8		X		X
75014	Vinyl Chloride	<0.02	µg/g	0.019	0.022		X		X
1330207	Xylenes (total)	1.4	µg/g	0.02	25		X		X
83329	Acenaphthene	0.88	µg/g	0.0050	58		X		X
208968	Acenaphthylene	1.9	µg/g	0.0050	0.17		X	X	
120127	Anthracene	5.6	µg/g	0.0050	0.74		X	X	
56553	Benzo(a)anthracene	18	µg/g	0.0050	0.63		X	X	
50328	Benzo(a)pyrene	14	µg/g	0.0050	0.3		X	X	
205992	Benzo(b)fluoranthene	17	µg/g	0.0050	0.78		X	X	
191242	Benzo(ghi)perylene	7.8	µg/g	0.0050	7.8		X		X
207099	Benzo(k)fluoranthene	6.4	µg/g	0.0050	0.78		X	X	
218019	Chrysene	14	µg/g	0.0050	7.8		X	X	
53703	Dibenz(a,h)anthracene	2.1	µg/g	0.0050	0.1		X	X	
206440	Fluoranthene	40	µg/g	0.0050	0.69		X	X	
86737	Fluorene	1.22	µg/g	0.0050	69		X		X
193395	Indeno(1,2,3-cd)pyrene	8.5	µg/g	0.0050	0.48		X	X	
91576	1&2-Methylnaphthalene	0.47	µg/g	0.0071	3.4		X		X
91203	Naphthalene	0.142	µg/g	0.0050	0.75		X		X
85018	Phenanthrene	23	µg/g	0.0050	7.8		X	X	
129000	Pyrene	37	µg/g	0.0050	78		X		X
7440360	Antimony	4.3	µg/g	0.20	7.5		X		X
7440382	Arsenic	14	µg/g	1.0	18		X		X
7440393	Barium	519	µg/g	0.50	390		X	X	
7440417	Beryllium	1	µg/g	0.20	5		X		X
7440428	Boron (Total)	28	µg/g	5.0	120		X		X
7440428HWS	Boron (Hot water soluble)	1.4	µg/g	0.050	1.5		X		X
7440439	Cadmium	1	µg/g	0.10	1.2		X		X
16065831	Chromium (total)	43	µg/g	1.0	160		X		X
18540299	Chromium VI	4.4	µg/g	0.18	10		X		X
7440484	Cobalt	14.5	µg/g	0.10	22		X		X
7440508	Copper	1300	µg/g	0.50	180		X	X	
7439921	Lead	510	µg/g	1.0	120		X	X	
7439976	Mercury	1.9	µg/g	0.050	1.8		X	X	
7439987	Molybdenum	2.8	µg/g	0.50	6.9		X		X
7440020	Nickel	29	µg/g	0.50	130		X		X
7782492	Selenium	1.2	µg/g	0.50	2.4		X		X
7440224	Silver	0.6	µg/g	0.20	25		X		X
7440280	Thallium	<0.5	µg/g	0.050	1		X		X
7440611	Uranium	1.11	µg/g	0.050	23		X		X
7440622	Vanadium	53.8	µg/g	5.0	86		X		X
7440666	Zinc	550	µg/g	5.0	340		X	X	
EC	Electrical Conductivity (mS/cm)	4.94	mS/cm	0.002	0.7		X		X
SAR	Sodium Adsorption Ratio (unitless)	105	unitless	N/A	5		X		X
57125	Free Cyanide	<0.04	µg/g	0.010	0.051		X		X
NV	pH (pH units)	7.17 - 8.90	pH units	NA	5-9 (surface soil); 5-11 (subsurface soil)		X		X



- Concentration within the Table 3 SCS.
- Concentration exceeds the Table 3 SCS and will be retained as COC in the RA.
- Concentration exceeds applicable MECP Standards; however, salt-related parameters are not considered as COCs due to amendments to the Regulation (O.Reg. 407/19 - December 4, 2019) .

TABLE B.2: CONTAMINANT INVENTORY FOR FULL GROUNDWATER
15 Denison Ave, Toronto, Avenue
GTR-21018382-A0

Contaminant Identifier	Contaminant	Maximum Measured Concentration	Units	Minimum Reported Detection Limit	MECP Table 3 SCS Residential Property Use and Medium/Fine Textured Soil	Potential for Exceedence of Applicable SCSs at nearest off-Site receptors?		Retained as a contaminant for RA?	
						Yes	No	Yes	No
PHCF1	PHC F1 (C6-C10) - BTEX	213,000	µg/L	25	750	X		X	
PHCF2	PHC F2 (C10-C16)	160,000	µg/L	100	150	X		X	
PHCF3	PHC F3 (C16-C34)	1,500	µg/L	100	500	X		X	
PHCF4	PHC F4 (C34-C50)	280	µg/L	100	500		X		X
67641	Acetone	<10	µg/L	1.0	130,000		X		X
71432	Benzene	4.96	µg/L	0.20	430		X		X
75274	Bromodichloromethane	<2.00	µg/L	0.20	85,000		X		X
75252	Bromoform	<1.00	µg/L	0.10	770		X		X
74839	Bromomethane	<2.00	µg/L	0.20	56		X		X
56235	Carbon Tetrachloride	<2.00	µg/L	0.20	8.4		X		X
108907	Chlorobenzene	<1.00	µg/L	0.10	630		X		X
67663	Chloroform	3.59	µg/L	0.20	22		X		X
124481	Dibromochloromethane	<1.00	µg/L	0.10	82,000		X		X
95501	1,2-Dichlorobenzene	<1.00	µg/L	0.10	9,600		X		X
541731	1,3-Dichlorobenzene	<1.00	µg/L	0.10	9,600		X		X
106467	1,4-Dichlorobenzene	<1.00	µg/L	0.10	67		X		X
75718	Dichlorodifluoromethane	<2.00	µg/L	0.20	4,400		X		X
75343	1,1-Dichloroethane	<3.00	µg/L	0.30	3,100		X		X
107062	1,2-Dichloroethane	<2.00	µg/L	0.20	12		X		X
75354	1,1-Dichloroethylene	<3.00	µg/L	0.30	17		X		X
156592	cis-1,2-Dichloroethylene	<2.00	µg/L	0.20	17		X		X
156605	trans-1,2-Dichloroethylene	<2.00	µg/L	0.20	17		X		X
78875	1,2-Dichloropropane	<2.00	µg/L	0.20	140		X		X
542756	1,3-Dichloropropene	<0.30	µg/L	0.30	45		X		X
100414	Ethylbenzene	516	µg/L	0.10	2,300		X		X
106934	Ethylene Dibromide (1,2-Dibromoethane)	<1.00	µg/L	0.10	0.83		X		X
11053	Hexane (n)	<2.00	µg/L	0.20	520		X		X
75092	Methylene chloride (Dichloromethane)	<3.00	µg/L	0.30	5,500		X		X
78933	Methyl ethyl ketone (2-Butanone)	<10.0	µg/L	1.0	1,500,000		X		X
108101	Methyl Isobutyl Ketone	<10.0	µg/L	1.0	580,000		X		X
1634044	Methyl t-butyl ether (MTBE)	<2.00	µg/L	0.20	1,400		X		X
100425	Styrene	<1.00	µg/L	0.10	9,100		X		X
630206	1,1,1,2-Tetrachloroethane	<1.00	µg/L	0.10	28		X		X
79345	1,1,2,2-Tetrachloroethane	<1.00	µg/L	0.10	15		X		X
127184	Tetrachloroethylene	<2.00	µg/L	0.20	17		X		X
108883	Toluene	65	µg/L	0.20	18,000		X		X
71556	1,1,1-Trichloroethane	<3.00	µg/L	0.30	6,700		X		X
79005	1,1,2-Trichloroethane	<2.00	µg/L	0.20	30		X		X
79016	Trichloroethylene	<2.00	µg/L	0.20	17		X		X
75694	Trichlorofluoromethane	<4.00	µg/L	0.40	2,500		X		X
75014	Vinyl Chloride	<1.70	µg/L	0.17	1.7		X		X
1330207	Xylenes (total)	4,640	µg/L	0.20	4,200	X		X	
83329	Acenaphthene	0.29	µg/L	0.05	1700		X		X
208968	Acenaphthylene	<0.20	µg/L	0.05	1.8		X		X
120127	Anthracene	<0.10	µg/L	0.05	2.4		X		X
56553	Benzo(a)anthracene	<0.20	µg/L	0.05	4.7		X		X
50328	Benzo(a)pyrene	<0.01	µg/L	0.009	0.81		X		X
205992	Benzo(b)fluoranthene	<0.10	µg/L	0.05	0.75		X		X
191242	Benzo(ghi)perylene	<0.20	µg/L	0.05	0.2		X		X
207089	Benzo(k)fluoranthene	<0.10	µg/L	0.05	0.4		X		X
218019	Chrysene	<0.10	µg/L	0.05	1		X		X
53703	Dibenz(a,h)anthracene	<0.20	µg/L	0.05	0.52		X		X
206440	Fluoranthene	0.78	µg/L	0.05	130		X		X
86737	Fluorene	0.27	µg/L	0.05	400		X		X
193395	Indeno(1,2,3-cd)pyrene	<0.20	µg/L	0.05	0.2		X		X
91576	1&2-Methylnaphthalene	41	µg/L	0.071	1800		X		X
91203	Naphthalene	48.8	µg/L	0.05	6,400		X		X
85018	Phenanthrene	0.31	µg/L	0.03	580		X		X
129000	Pyrene	0.62	µg/L	0.05	68		X		X
7440360	Antimony	1.2	µg/L	1.0	20,000		X		X
7440382	Arsenic	3.8	µg/L	1.0	1,900		X		X
7440393	Barium	712	µg/L	2.0	29,000		X		X
7440417	Beryllium	<0.5	µg/L	0.5	67		X		X
7440428	Boron (Total)	711	µg/L	10	45,000		X		X
7440439	Cadmium	<0.20	µg/L	0.20	2.7		X		X
16065831	Chromium (total)	<2.0	µg/L	2.0	810		X		X
18540299	Chromium VI	3.41	µg/L	2.00	140		X		X
7440484	Cobalt	1.76	µg/L	0.50	66		X		X
7440508	Copper	5.10	µg/L	1.0	87		X		X
7439921	Lead	0.5	µg/L	0.50	25		X		X
7439976	Mercury	<0.02	µg/L	0.02	2.8		X		X
7439987	Molybdenum	93.3	µg/L	0.5	9,200		X		X
7440020	Nickel	5	µg/L	1.0	490		X		X
7782492	Selenium	5	µg/L	1.0	63		X		X
7440224	Silver	<0.20	µg/L	0.20	1.5		X		X
7440280	Thallium	<0.30	µg/L	0.30	510		X		X
7440611	Uranium	4.63	µg/L	0.50	420		X		X
7440622	Vanadium	1.28	µg/L	0.40	250		X		X
7440666	Zinc	297	µg/L	5.0	1,100		X		X
7440235	Sodium	126,000	µg/L	250	2,300,000		X		X
16887006	Chloride	227,000	µg/L	100	2,300,000		X		X



Parameter within current applicable MECP Standards.

Parameter exceeds the Table 3 SCS and will be retained as a COC in the RA.

Non-detect but detection limit exceeds the applicable MECP (2011) SCS. However, this parameter is not considered a COC at the Site. Refer to Phase Two CSM in Appendix A for further details.

SOIL ANALYTICAL RESULTS:

Table B.3 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-2A (2020)	BH102-2A (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-2 (2020)	BH106-2B (2020)
Lab ID			MMM510	MMM513	MMM515	MMW528	MMW529	MMM519	MMM522
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20
Soil Sample Depth (m)			0.8-1.1	0.8-1.1	0.8-1.1	0.3 - 0.6	3.8 - 4.4	0.8-1.1	1.1-1.4
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980
PHC F1 (C6-C10)	65	5	<10	<10	<10	<10	<10	<10	<10
PHC F1 (C6-C10) - BTEX	65	5	<10	<10	<10	<10	<10	<10	<10
PHC F2 (C10-C16)	150	10	<10	<10	<10	<10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	-	-	-	-	-	-	-	-

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information



SOIL ANALYTICAL RESULTS:

Table B.3 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH107-2 (2020)	BH9107-2 (2020) (DUP of BH107-2)	BH108-3 (2020)	BH1 SS5	BH2 SS6	BH3 SS5	BH4 SS6
Lab ID			MMM525	MMM526	MMM529	3331908	3331916	3331910	3331912
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21
Soil Sample Depth (m)			0.8-1.4	0.8-1.4	1.5-2.1	3.05-3.66	4.57-5.18	3.05-3.66	4.57-5.18
Consultant			Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			C099980	C099980	C099980	21T843367	21T843367	21T843367	21T843367
PHC F1 (C6-C10)	65	5	<10	<10	<10	<5	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	<10	<10	<10	<5	<5	<5	<5
PHC F2 (C10-C16)	150	10	<10	<10	<10	<10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	-	-	-	-	-	-	-	-

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information



SOIL ANALYTICAL RESULTS:

Table B.3 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH5 SS6	BH104 SS5	BH105 SS5	BH106 SS9	MW 107 SS7
Lab ID			3331914	3492141	3492120	3497899	3501471
Sampling Date			9-Dec-21	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22
Soil Sample Depth (m)			4.57-5.18	3.05-3.66	3.05-3.66	8.38-8.99	5.18-5.79
Consultant			EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			21T843367	22T861405	22T861405	22T861802	22T862183
PHC F1 (C6-C10)	65	5	257	<5	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	255	<5	<5	<5	<5
PHC F2 (C10-C16)	150	10	<10	<10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	-	-	-	-	-	-

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information



SOIL ANALYTICAL RESULTS:

Table B.4 - SOIL ANALYTICAL RESULTS- Benzene, Toulene, Ethylbenzene, and Xylene (BTEx)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH1 SS5	BH2 SS6	BH3 SS5	BH4 SS6
Lab ID			3331908	3331916	3331910	3331912
Sampling Date			6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21
Soil Sample Depth (m)			3.05-3.66	4.57-5.18	3.05-3.66	4.57-5.18
Consultant			EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			21T843367	21T843367	21T843367	21T843367
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	15	0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (total)	25	0.05	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information



SOIL ANALYTICAL RESULTS:

Table B.4 - SOIL ANALYTICAL RESULTS- Benzene, Toulene, Ethylbenzene, and Xylene

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH5 SS6	BH104 SS5	BH105 SS5	BH106 SS9	MW 107 SS7
Lab ID			3331914	3492141	3492120	3497899	3501471
Sampling Date			9-Dec-21	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22
Soil Sample Depth (m)			4.57-5.18	3.05-3.66	3.05-3.66	8.38-8.99	5.18-5.79
Consultant			EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			21T843367	22T861405	22T861802	22T861405	22T862183
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	15	0.05	0.86	<0.05	<0.05	<0.05	<0.05
Xylenes (total)	25	0.05	1.4	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information



SOIL ANALYTICAL RESULTS:
Table B.5 - SOIL ANALYTICAL RESULTS- Volatile Organic Compounds (VOCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-2A (2020)	BH101-6 (2020)	BH102-2A (2020)	BH102-5 (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-2 (2020)	BH106-2B (2020)
Lab ID			MMM510	MMM511	MMM513	MMM514	MMM515	MMW528	MMW529	MMM519	MMM522
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20
Soil Sample Depth (m)			0.8-1.1	3.8-4.4	0.8-1.1	3.1-3.6	0.8-1.1	0.3 - 0.6	3.8 - 4.4	0.8-1.1	1.1-1.4
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980
cis- & trans-1,3-Dichloropropene	0.083	0.04	<0.050	<0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Acetone	28	0.49	<0.50	<0.49	<0.50	<0.49	<0.50	<0.50	<0.50	<0.50	<0.50
Benzene	0.17	0.006	<0.050	<0.0060	<0.020	<0.0060	<0.050	<0.020	<0.020	<0.050	<0.050
Bromodichloromethane	13	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Bromoform	0.26	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Bromomethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Carbon Tetrachloride	0.12	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Chlorobenzene	2.7	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Chloroform	0.18	0.04	<0.050	<0.040	0.059	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Dibromochloromethane	9.4	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichlorobenzene	4.3	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,3-Dichlorobenzene	6	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,4-Dichlorobenzene	0.097	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Dichlorodifluoromethane	25	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,1-Dichloroethane	11	0.02	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichloroethane	0.05	0.03	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,1-Dichloroethylene	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
cis-1,2-Dichloroethylene	30	0.02	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
trans-1,2-Dichloroethylene	0.75	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichloropropane	0.085	0.03	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Ethylbenzene	15	0.01	<0.020	<0.010	<0.020	<0.010	<0.020	<0.020	<0.020	<0.020	<0.020
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Hexane (n)	34	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Methylene chloride (Dichloromethane)	0.96	0.049	<0.050	<0.049	<0.050	<0.40	<0.050	<0.050	<0.050	<0.050	<0.050
Methyl ethyl ketone (2-Butanone)	44	0.4	<0.50	<0.40	<0.50	<0.40	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	4.3	0.4	<0.50	<0.40	<0.50	<0.40	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl t-butyl ether (MTBE)	1.4	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Styrene	2.2	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,1,2-Tetrachloroethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,2,2-Tetrachloroethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Tetrachloroethylene	2.3	0.04	0.27	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Toluene	6	0.02	0.027	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
1,1,1-Trichloroethane	3.4	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,2-Trichloroethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Trichloroethylene	0.52	0.01	<0.050	<0.010	<0.050	<0.010	<0.050	<0.050	<0.050	<0.050	<0.050
Trichlorofluoromethane	5.8	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Vinyl Chloride	0.022	0.019	<0.020	<0.019	<0.020	<0.019	<0.020	<0.020	<0.020	<0.020	<0.020
m-Xylene + p-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
o-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Xylenes (Total)	25	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020

All soil concentrations reported in µg/g.

'c' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only

3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:
Table B.5 - SOIL ANALYTICAL RESULTS- Volatile Organic Compounds (VOCs)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH107-2 (2020)	BH9107-2 (2020) (DUP of BH107-2)	BH108-3 (2020)	BH1 SS5	BH2 SS6	BH3 SS5	BH4 SS6	BH5 SS6	Methanol Blank
Lab ID			MMM525	MMM526	MMM529	3331908	3331916	3331910	3331912	3331914	MMM531
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21	9-Dec-21	22-Apr-20
Soil Sample Depth (m)			0.8-1.4	0.8-1.4	1.5-2.1	3.05-3.66	4.57-5.18	3.05-3.66	4.57-5.18	4.57-5.18	-
Consultant			Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP	Terrapex
Laboratory			BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	BV
Certificate of Analysis Number			C099980	C099980	C099980	21T843367	21T843367	21T843367	21T843367	21T843367	C099980
cis- & trans-1,3-Dichloropropene	0.083	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.05
Acetone	28	0.49	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.49
Benzene	0.17	0.006	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02	<0.0060
Bromodichloromethane	13	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Bromoform	0.26	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Bromomethane	0.05	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Carbon Tetrachloride	0.12	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Chlorobenzene	2.7	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Chloroform	0.18	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
Dibromochloromethane	9.4	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,2-Dichlorobenzene	4.3	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,3-Dichlorobenzene	6	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,4-Dichlorobenzene	0.097	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Dichlorodifluoromethane	25	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,1-Dichloroethane	11	0.02	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02	<0.040
1,2-Dichloroethane	0.05	0.03	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03	<0.040
1,1-Dichloroethylene	0.05	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
cis-1,2-Dichloroethylene	30	0.02	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02	<0.040
trans-1,2-Dichloroethylene	0.75	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,2-Dichloropropane	0.085	0.03	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03	<0.040
Ethylbenzene	15	0.01	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	0.86	<0.010
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
Hexane (n)	34	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Methylene chloride (Dichloromethane)	0.96	0.049	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.049
Methyl ethyl ketone (2-Butanone)	44	0.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.40
Methyl Isobutyl Ketone	4.3	0.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.40
Methyl t-butyl ether (MTBE)	1.4	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Styrene	2.2	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,1,1,2-Tetrachloroethane	0.05	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
1,1,2,2-Tetrachloroethane	0.05	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Tetrachloroethylene	2.3	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Toluene	6	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	<0.05	<0.020
1,1,1-Trichloroethane	3.4	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,1,2-Trichloroethane	0.05	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
Trichloroethylene	0.52	0.01	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03	<0.010
Trichlorofluoromethane	5.8	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Vinyl Chloride	0.022	0.019	<0.020	<0.020	<0.020	<0.02	<0.02	<0.02	<0.02	<0.02	<0.019
m-Xylene + p-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	0.92	<0.020
o-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	0.48	<0.020
Xylenes (Total)	25	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	1.4	<0.020

All soil concentrations reported in µg/g.

'c' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only

3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:

Table B.6 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons (PAHs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-1B (2020)	BH101-6 (2020)	BH102-1B (2020)	BH102-5 (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-1B (2020)	BH9105-1B (2020) (DUP of BH105-1B)
Lab ID			MMM509	MMM511	MMM512	MMM514	MMM515	MMW528	MMW529	MMM515	MMM518
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20
Soil Sample Depth (m)			0.3-0.6	3.8-4.4	0.3-0.6	3.1-3.6	0.8-1.1	0.3 - 0.6	3.8 - 4.4	0.3-0.6	0.3-0.6
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980
Naphthalene	0.75	0.005	0.011	<0.0050	0.01	<0.0050	<0.0050	0.0081	<0.005	<0.0050	<0.0050
Acenaphthylene	0.17	0.005	0.11	<0.0050	0.074	<0.0050	<0.0050	0.054	<0.005	0.019	<0.0050
Acenaphthene	58	0.005	0.022	<0.0050	0.015	<0.0050	<0.0050	0.023	<0.005	0.007	<0.0050
Fluorene	69	0.005	0.024	<0.0050	0.015	<0.0050	<0.0050	0.021	<0.005	0.007	<0.0050
Phenanthrene	7.8	0.005	0.45	<0.0050	0.25	<0.0050	<0.0050	0.27	<0.005	0.14	<0.0050
Anthracene	0.74	0.005	0.12	<0.0050	0.015	<0.0050	<0.0050	0.085	<0.005	0.037	<0.0050
Fluoranthene	0.69	0.005	1	<0.0050	0.63	<0.0050	<0.0050	0.79	<0.005	0.32	0.0053
Pyrene	78	0.005	1.1	<0.0050	0.64	<0.0050	<0.0050	0.78	<0.005	0.33	0.0057
Benzo(a)anthracene	0.63	0.005	0.45	<0.0050	0.31	<0.0050	<0.0050	0.46	<0.005	0.15	<0.0050
Chrysene	7.8	0.005	0.43	<0.0050	0.28	<0.0050	<0.0050	0.38	<0.005	0.14	<0.0050
Benzo(b)fluoranthene	0.78	0.005	0.62	<0.0050	0.42	<0.0050	<0.0050	0.54	<0.005	0.2	<0.0050
Benzo(k)fluoranthene	0.78	0.005	0.21	<0.0050	0.14	<0.0050	<0.0050	0.19	<0.005	0.068	<0.0050
Benzo(a)pyrene	0.3	0.005	0.52	<0.0050	0.32	<0.0050	<0.0050	0.48	<0.005	0.16	<0.0050
Indeno(1,2,3-cd)pyrene	0.48	0.005	0.37	<0.0050	0.22	<0.0050	<0.0050	0.29	<0.005	0.11	<0.0050
Dibenz(a,h)anthracene	0.1	0.005	0.0076	<0.0050	0.051	<0.0050	<0.0050	0.057	<0.005	0.024	<0.0050
Benzo(ghi)perylene	7.8	0.007	0.39	<0.0050	0.23	<0.0050	<0.0050	0.26	<0.005	0.11	<0.0050
1&2-Methylnaphthalene	3.4	0.005	0.026	<0.0071	0.03	<0.0071	<0.0071	0.014	<0.0071	<0.0071	<0.0071

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
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SOIL ANALYTICAL RESULTS:

Table B.6 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH106-2A (2020)	BH107-1B (2020)	BH108-1B (2020)	BH108-5 (2020)	BH1 SS1	BH1-SS5	BH1-SS55 (DUP of BH1 SS5)	BH2 SS1	BH3 SS1	BH4 SS1
Lab ID			MMM521	MMM524	MMM528	MMM530	3331907	3439065	3439066	3331915	3331909	3331911
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	6-Dec-21	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21
Soil Sample Depth (m)			0.8-1.1	0.3-0.6	0.3-0.6	3.1-3.6	0.15-0.76	3.05-3.66	3.05-3.66	0.15-0.76	0.17-0.76	0.17-0.76
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			C099980	C099980	C099980	C099980	22T862183	22T855232	22T855232	21T843367	21T843367	21T843367
Naphthalene	0.75	0.005	<0.0050	<0.0050	0.11	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	0.142
Acenaphthylene	0.17	0.005	0.01	0.0096	1.90	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	0.31
Acenaphthene	58	0.005	0.012	<0.0050	0.61	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	0.88
Fluorene	69	0.005	0.012	<0.0050	0.87	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	1.22
Phenanthrene	7.8	0.005	0.19	0.043	23	<0.0050	0.64	<0.05	<0.05	<0.05	<0.05	7.16
Anthracene	0.74	0.005	0.053	0.013	5.6	<0.0050	0.16	<0.05	<0.05	<0.05	<0.05	2.46
Fluoranthene	0.69	0.005	0.53	0.12	40	<0.0050	1.43	<0.05	<0.05	<0.05	<0.05	12.3
Pyrene	78	0.005	0.45	0.12	37	<0.0050	1.2	<0.05	<0.05	<0.05	<0.05	11.5
Benzo(a)anthracene	0.63	0.005	0.25	0.068	18	<0.0050	0.82	<0.05	<0.05	<0.05	<0.05	8.41
Chrysene	7.8	0.005	0.2	0.064	14	<0.0050	0.67	<0.05	<0.05	<0.05	<0.05	5.58
Benzo(b)fluoranthene	0.78	0.005	0.25	0.11	17	<0.0050	0.84	<0.05	<0.05	<0.05	<0.05	6.62
Benzo(k)fluoranthene	0.78	0.005	0.095	0.035	6.4	<0.0050	0.44	<0.05	<0.05	<0.05	<0.05	1.79
Benzo(a)pyrene	0.3	0.005	0.18	0.075	14	<0.0050	0.68	<0.05	<0.05	<0.05	<0.05	4.74
Indeno(1,2,3-cd)pyrene	0.48	0.005	0.12	0.065	8.5	<0.0050	0.28	<0.05	<0.05	<0.05	<0.05	1.95
Dibenz(a,h)anthracene	0.1	0.005	0.03	0.013	2.10	<0.0050	0.09	<0.05	<0.05	<0.05	<0.05	0.7
Benzo(ghi)perylene	7.8	0.007	0.1	0.067	7.8	<0.0050	0.34	<0.05	<0.05	<0.05	<0.05	2.26
1&2-Methylnaphthalene	3.4	0.005	<0.0071	<0.0071	0.2	<0.0071	<0.05	<0.05	<0.05	<0.05	<0.05	0.47

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

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- This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
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SOIL ANALYTICAL RESULTS:

Table B.6 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH4-SS6	BH4-SS66 (DUP of BH4 SS6)	BH5 SS1	BH101 SS1	BH102 SS1	BH103 SS5	BH104 SS2	BH108 SS7	MW 107 SS1	BH109 SS2	BH 110 SS1
Lab ID			3439063	3439064	3331913	3492116	3492126	3492133	3492136	3497898	3501475	3492124	3501477
Sampling Date			7-Dec-21	7-Dec-21	9-Dec-21	7-Feb-22	7-Feb-22	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22	7-Feb-22	9-Feb-22
Soil Sample Depth (m)			4.57-5.18	4.57-5.18	0.17-0.76	0.15-0.76	0.15-0.76	3.65-4.26	1.37-1.98	5.18-5.79	0.15-0.76	1.37-1.98	0.15-0.76
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			22T855232	22T855232	21T843367	22T861405	22T861405	22T861405	22T861405	22T861802	22T862183	22T861405	22T862183
Naphthalene	0.75	0.005	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	0.17	0.005	<0.05	<0.05	<0.05	0.06	0.06	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	58	0.005	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	69	0.005	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	7.8	0.005	<0.05	<0.05	0.38	0.24	0.49	<0.05	<0.05	<0.05	0.05	<0.05	0.21
Anthracene	0.74	0.005	<0.05	<0.05	0.11	0.09	0.15	<0.05	<0.05	<0.05	<0.05	<0.05	0.06
Fluoranthene	0.69	0.005	<0.05	<0.05	0.46	0.64	0.88	<0.05	<0.05	<0.05	0.11	<0.05	0.39
Pyrene	78	0.005	<0.05	<0.05	0.45	0.65	0.81	<0.05	<0.05	<0.05	0.1	<0.05	0.35
Benzo(a)anthracene	0.63	0.005	<0.05	<0.05	0.38	0.45	0.56	<0.05	<0.05	<0.05	0.05	<0.05	0.2
Chrysene	7.8	0.005	<0.05	<0.05	0.14	0.29	0.43	<0.05	<0.05	<0.05	<0.05	<0.05	0.21
Benzo(b)fluoranthene	0.78	0.005	<0.05	<0.05	0.32	0.46	0.59	<0.05	<0.05	<0.05	0.06	<0.05	0.23
Benzo(k)fluoranthene	0.78	0.005	<0.05	<0.05	0.11	0.21	0.2	<0.05	<0.05	<0.05	<0.05	<0.05	0.09
Benzo(a)pyrene	0.3	0.005	<0.05	<0.05	0.22	0.33	0.4	<0.05	<0.05	<0.05	0.05	<0.05	0.17
Indeno(1,2,3-cd)pyrene	0.48	0.005	<0.05	<0.05	<0.05	0.2	0.27	<0.05	<0.05	<0.05	<0.05	<0.05	0.09
Dibenz(a,h)anthracene	0.1	0.005	<0.05	<0.05	<0.05	<0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(ghi)perylene	7.8	0.007	<0.05	<0.05	0.14	0.22	0.27	<0.05	<0.05	<0.05	<0.05	<0.05	0.09
1&2-Methylnaphthalene	3.4	0.005	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

- Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
- This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
- This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:

Table B.7 - SOIL ANALYTICAL RESULTS- Metals, Hydride-Forming Metals, and Other Regulated

Parameters

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-1B (2020)	BH101-6 (2020)	BH102-1B (2020)	BH102-5 (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-1B (2020)	BH105-1B (2020) (DUP of BH105-1B)	BH105-6 (2020)
Lab ID			MMM509	MMM511	MMM512	MMM514	MMM515	MMW528	MMW529	MMM517	MMM518	MMM520
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20
Soil Sample Depth (m)			0.3-0.6	3.8-4.4	0.3-0.6	3.1-3.6	0.8 - 1.1	0.3 - 0.6	3.8 - 4.4	0.3-0.6	0.3-0.6	3.8-4.4
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980	C099980
Antimony	7.5	0.2	2.9	<0.20	4.3	<0.20	<0.20	<0.2	<0.20	0.57	0.39	<0.20
Arsenic	18	1	10	2.5	12	2	2.4	3.1	2	5.8	4.9	2.4
Barium	390	0.5	410	180	470	92	140	86	97	170	160	87
Beryllium	5	0.2	0.58	0.62	0.66	0.63	0.76	0.83	0.66	0.81	1	0.64
Boron (total)	120	5	28	6.3	8.6	6.9	6.7	5.9	7.7	9.8	11	7.7
Boron (Hot Water Soluble)	1.5	0.05	1.4	0.16	0.59	0.2	0.23	0.46	0.34	1.4	1.3	0.32
Cadmium	1.2	0.1	0.63	<0.10	0.87	<0.10	<0.10	0.1	<0.10	0.23	0.16	<0.10
Chromium (total)	160	1	22	31	23	32	33	31	33	31	35	31
Cobalt	22	0.1	6.6	9.2	8.2	9.5	9.1	10	10	11	13	10
Copper	180	0.5	95	20	1300	18	19	21	20	30	30	24
Lead	120	1	510	8.2	450	7.4	8.7	31	7.4	180	67	7.6
Molybdenum	6.9	0.5	1.4	<0.50	2.6	<0.50	<0.50	0.51	<0.50	1.3	0.99	<0.50
Nickel	130	0.5	16	21	19	22	23	22	24	22	29	24
Selenium	2.4	0.5	0.6	<0.50	1.2	<0.50	<0.50	0.5	<0.50	1.2	<0.50	<0.50
Silver	25	0.2	0.58	<0.20	0.53	<0.20	<0.20	0.2	<0.20	0.25	<0.20	<0.20
Thallium	1	0.05	0.18	0.12	0.18	0.12	0.17	0.18	0.14	0.17	0.19	0.13
Uranium	23	0.05	0.58	0.46	0.57	0.48	0.56	0.48	0.77	0.51	0.63	0.72
Vanadium	86	5	26	35	27	34	38	39	37	38	42	35
Zinc	340	5	310	47	550	43	51	61	49	130	91	48
Chromium VI	10	0.18	<0.18	<0.18	<0.18	<0.18	<0.18	0.35	<0.18	<0.18	0.24	<0.18
Free Cyanide	0.051	0.01	<0.01	0.01	<0.01	<0.01	<0.01	<0.01	0.01	<0.01	<0.01	<0.01
Mercury	1.8	0.05	0.62	<0.050	0.73	<0.050	0.006	0.14	<0.05	0.99	0.39	<0.050
Electrical Conductivity (mS/cm)	0.7	0.002	1.1	0.76	1.1	1.2	1.8	2.2	0.34	2.2	2	0.56
Sodium Adsorption Ratio (unitless)	5	-	13	2.6	21	15	7.5	58	0.86	4.9	4	0.89
pH (pH units)	S-9 (surface soil), S-11 (subsurface soil)	-	8	7.8	7.7	7.88	7.92	8.49	7.67	7.43	7.55	7.67

Notes:

Other Regulated Parameters (ORPs) - includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Conc. pH level outside of acceptable range of 5-9 (surface) and/or 5-11 (subsurface). See Tables B.8A, B.8B and B.8C for pH averaging results. pH exceedances no longer considered.

Bold Concentration exceeds MECP (2011) SCS.

Concentration exceeds applicable MECP Standards; however, this parameter is not considered a COC due to the amendments to the Regulation (O.Reg. 407/19 - December 4, 2019).

1. Criteria refers to Ministry of Environment "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only

3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:

Table B.7 - SOIL ANALYTICAL RESULTS- Metals, Hydride-Forming Metals, and Other Regulated

Parameters

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH106-2A (2020)	BH106-6 (2020)	BH107-1B (2020)	BH107-5 (2020)	BH108-1B (2020)	BH108-5 (2020)	BH1 SS1	BH1 SS5	BH1 SS55 (DUP of BH1 SS5)	BH2 SS1
Lab ID			MMM521	MMM523	MMM524	MMM527	MMM528	MMM530	3331907	3439065	3439066	3331915
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	6-Dec-21	6-Dec-21	10-Dec-21
Soil Sample Depth (m)			0.8-1.1	3.8-4.4	0.3-0.6	3.1-3.6	0.3-0.6	3.1-3.6	0.15-0.76	3.05-3.66	3.05-3.66	0.15-0.76
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C099980	21T843367	22T855232	22T855232	21T843367
Antimony	7.5	0.2	0.46	0.25	1.6	<0.20	1.3	<0.20	<0.8	<0.8	<0.8	<0.8
Arsenic	18	1	3	2	8.4	1.9	3.8	2.4	5	4	4	8
Barium	390	0.5	180	64	250	89	110	87	96.2	128	121	31.4
Beryllium	5	0.2	0.53	0.4	0.69	0.69	0.37	0.67	<0.4	0.5	0.5	<0.4
Boron (total)	120	5	12	6.4	15	8.1	5.8	8.3	7	9	7	13
Boron (Hot Water Soluble)	1.5	0.05	1.3	0.34	1.1	0.16	0.48	0.37	0.42	0.33	0.37	0.39
Cadmium	1.2	0.1	0.21	0.18	0.41	0.13	0.3	<0.10	<0.5	<0.5	<0.5	<0.5
Chromium (total)	160	1	28	19	26	31	18	30	24	40	38	9
Cobalt	22	0.1	6.7	5.6	9.8	9.7	5.2	10	4.5	11.9	12.1	2.7
Copper	180	0.5	22	12	71	21	24	22	14.7	22.1	23	22.7
Lead	120	1	220	15	280	8.1	130	8.1	126	11	15	17
Molybdenum	6.9	0.5	<0.50	<0.50	1.1	<0.50	<0.50	<0.50	2.4	0.5	0.5	1.6
Nickel	130	0.5	16	10	23	24	12	25	9	27	27	4
Selenium	2.4	0.5	<0.50	<0.50	1.1	<0.50	<0.50	<0.50	<0.8	<0.8	<0.8	<0.8
Silver	25	0.2	<0.20	<0.20	0.32	<0.20	<0.20	<0.20	<0.5	<0.5	<0.5	<0.5
Thallium	1	0.05	0.13	0.12	0.16	0.12	0.13	0.13	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.05	0.45	0.47	0.45	0.54	0.42	0.72	<0.50	0.87	0.91	1.11
Vanadium	86	5	31	26	31	35	23	34	24.1	44.6	42.2	10.8
Zinc	340	5	110	54	220	50	150	50	116	59	60	89
Chromium VI	10	0.18	0.68	<0.18	<0.18	<0.18	<0.18	<0.18	4.4	<0.2	<0.2	<0.2
Free Cyanide	0.051	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.040	<0.040	<0.040	<0.040
Mercury	1.8	0.05	1.9	<0.050	1.3	<0.050	0.28	<0.050	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (mS/cm)	0.7	0.002	2.3	0.17	1.8	0.57	4.3	0.3	0.962	1.87	1.85	2.07
Sodium Adsorption Ratio (unitless)	5	-	26	0.24	28	0.9	66	0.93	13.3	5.44	6.03	5.43
pH (pH units)	S-9 (surface soil), S-11 (subsurface soil)	-	8.44	7.81	7.81	8.1	8.1	7.89	8.22	7.22	7.17	42.1

Notes:

Other Regulated Parameters (ORPs) - includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Conc. pH level outside of acceptable range of 5-9 (surface) and/or 5-11 (subsurface). See Tables B.8A, B.8B and B.8C for pH averaging results. pH exceedances no longer considered.

Bold Concentration exceeds MECP (2011) SCS.

Concentration exceeds applicable MECP Standards; however, this parameter is not considered a COC due to the amendments to the Regulation (O.Reg. 407/19 - December 4, 2019).

1. Criteria refers to Ministry of Environment "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only

3. This summary is to be used in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:
Table B.7 - SOIL ANALYTICAL RESULTS- Metals, Hydride-Forming Metals, and Other Regulated
Parameters

GTR-21018382-80, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH2 SS2	BH2 SS5	BH3 SS1	BH4 SS1	BH4 SS6	BH4 SS66 (DUP of BH4 SS6)	BH5 SS1	MW 107 SS1	BH108 SS7	BH109 SS2	BH 110 SS1	BH2-1 SS5	BH2-2 SS5	BH2-3 SS5
Lab ID			3362030	3362031	3331909	3331911	3439063	3439064	3331913	3501475	3497898	3492124	3501477	YTN874	YTN877	YTN880
Sampling Date			17-Dec-21	17-Dec-21	6-Dec-21	7-Dec-21	7-Dec-21	7-Dec-21	9-Dec-21	9-Feb-22	8-Feb-22	7-Feb-22	9-Feb-22	27-Mar-24	27-Mar-24	27-Mar-24
Soil Sample Depth (m)			0.76-1.37	3.05-3.66	0.17-0.76	0.17-0.76	4.57-5.18	4.57-5.18	0.17-0.76	0.15 - 0.76	5.18 - 5.79	1.37 - 1.98	0.15 - 0.76	3.05-3.66	3.05-3.66	3.05-3.66
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	BV	BV	BV
Certificate of Analysis Number			21T846789	21T846789	21T843367	21T843367	22T855232	22T855232	21T843367	22T862183	22T861802	22T861405	22T862183	C493962	C493962	C493962
Antimony	7.5	0.2	-	-	<0.8	3.7	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	2	-	-	-
Arsenic	18	1	-	-	6	14	4	4	5	2	4	3	10	-	-	-
Barium	390	0.5	-	-	115	231	88.9	96	59.7	15.9	93.8	222	519	-	-	-
Beryllium	5	0.2	-	-	0.7	<0.4	0.6	0.6	<0.4	<0.4	0.7	0.5	0.5	-	-	-
Boron (total)	120	5	-	-	7	13	10	12	18	<5	9	12	9	-	-	-
Boron (Hot Water Soluble)	1.5	0.05	-	-	0.82	1.28	0.36	0.37	0.46	0.15	0.35	-	0.44	-	-	-
Cadmium	1.2	0.1	-	-	<0.5	1.0	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	0.6	-	-	-
Chromium (total)	160	1	-	-	36	19	32	34	15	6	32	43	24	-	-	-
Cobalt	22	0.1	-	-	11.3	6.3	12.7	12.9	4.2	2	12.1	14.5	7.7	-	-	-
Copper	180	0.5	-	-	26	47.1	24.6	24.3	11.9	3.8	24.1	27.5	56.7	-	-	-
Lead	120	1	-	-	58	309	11	10	57	14	13	41	390	-	-	-
Molybdenum	6.9	0.5	-	-	1.3	2.8	<0.5	<0.5	1.1	<0.5	<0.5	<0.5	1	-	-	-
Nickel	130	0.5	-	-	24	21	29	29	9	4	28	29	19	-	-	-
Selenium	2.4	0.5	-	-	<0.8	1.1	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	-	-
Silver	25	0.2	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	-	-	-
Thallium	1	0.05	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-
Uranium	23	0.05	-	-	0.58	0.84	0.68	0.73	0.7	<0.50	0.93	0.98	0.75	-	-	-
Vanadium	86	5	-	-	43.5	15	37.2	41.5	17.2	13.8	36	53.8	28.3	-	-	-
Zinc	340	5	-	-	75	448	58	58	330	21	57	110	343	-	-	-
Chromium VI	10	0.18	-	-	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	<0.2	-	-	-
Free Cyanide	0.051	0.01	-	-	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	-	<0.040	-	-	-
Mercury	1.8	0.05	-	-	1.63	0.28	<0.10	<0.10	<0.10	<0.10	<0.10	-	0.35	-	-	-
Electrical Conductivity (mS/cm)	0.7	0.002	-	-	1.49	2.79	0.641	0.635	3.28	0.303	0.353	-	4.94	-	-	-
Sodium Adsorption Ratio (unitless)	5	-	-	-	16.2	1.42	1.44	1.34	25.1	5.78	1.19	-	105	-	-	-
pH (pH units)	5-9 (surface soil); 5-11 (subsurface soil)	-	44.3	7.89	7.83	8.18	7.39	7.34	46	7.62	7.81	-	7.94	7.88	7.91	7.86

Notes:

Other Regulated Parameters (ORPs) - includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Conc. pH level outside of acceptable range of 5-9 (surface) and/or 5-11 (subsurface). See Tables B.8A, B.8B and B.8C for pH averaging results. pH exceedances no longer considered.

Bold Concentration exceeds MECP (2011) SCS

Concentration exceeds applicable MECP Standards; however, this parameter is not considered a COC due to the amendments to the Regulation (O.Reg. 407/19 - December 4, 2019).

1. Criteria refers to Ministry of Environment "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

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SOIL ANALYTICAL RESULTS:

Table B.8A - SOIL ANALYTICAL RESULTS - Soil pH Averaging (BH2)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Location ID Sample ID Lab ID Sampling Date Soil Sample Depth (m) Consultant Laboratory	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	BH2-SS1				BH2-SS2			
		BH2-SS1	BH2-1 SS1	BH2-2 SS1	BH2-3 SS1	BH2-SS2	BH2-1 SS2	BH2-2 SS2	BH2-3 SS2
		3331915	YTN872	YTN875	YTN878	3362030	YTN873	YTN876	YTN879
		10-Dec-21	27-Mar-24	27-Mar-24	27-Mar-24	10-Dec-21	27-Mar-24	27-Mar-24	27-Mar-24
		0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37
		EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
		AGAT	BV	BV	BV	AGAT	BV	BV	BV
pH (surface soils - 0-1.5 mbgs)	5-9 (surface soil); 5-11 (subsurface soil)	12.10	8.68	8.53	11.3	11.3	7.92	8.11	8.24
Average pH (Calculated)		8.90				8.19			

Notes

All soil concentrations reported in pH units

'<' = Parameter below detection limit, as indicated

Bold Concentration exceeds MECP (2011) SCS.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2007. Technical Update Environmentally Sensitive Areas: pH levels. January.

Average for pH calculated per MECP (2007) guidance. Average pH = $-\log[\text{mean}(10^{-\text{sample1}} + 10^{-\text{sample2}} + 10^{-\text{sample3}})]$

SOIL ANALYTICAL RESULTS:

Table B.8B - SOIL ANALYTICAL RESULTS - Soil pH Averaging (BH5)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Location ID Sample ID Lab ID Sampling Date Soil Sample Depth (m) Consultant Laboratory	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	BH5 SS1				
		BH5 SS1	BH5 - 1 SS1	BH5 - 2 SS1	BH5 - 3 SS1	DUP 2 (DUP of BH5 SS1)
		3331913	YTN867	YTN868	YTN869	YTN870
		9-Dec-21	27-Mar-24	27-Mar-24	27-Mar-24	27-Mar-24
		0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76
		EXP	EXP	EXP	EXP	EXP
		AGAT	BV	BV	BV	BV
pH (surface soils - 0-1.5 mbgs)	5-9 (surface soil); 5-11 (subsurface soil)	10	8.21	8.28	8.24	8.21
Average pH (Calculated)		8.33				

Notes

All soil concentrations reported in pH units

'<' = Parameter below detection limit, as indicated

Bold Concentration exceeds MECP (2011) SCS.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2007. *Technical Update Environmentally Sensitive Areas: pH levels*. January.

Average for pH calculated per MECP (2007) guidance. Average pH = $-\log[\text{mean}(10^{\text{-sample1}} + 10^{\text{-sample2}} + 10^{\text{-sample3}})]$

SOIL ANALYTICAL RESULTS:

Table B.8C - SOIL ANALYTICAL RESULTS - Soil pH Averaging (BH106)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Location ID Sample ID Lab ID Sampling Date Soil Sample Depth (m) Consultant Laboratory	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	BH106-2A				
		BH106-2A	BH106-1 SS2	BH106 - 2 SS2	BH106 - 3 SS2	DUP 1 (DUP of BH106 -2 SS2)
		MMM521	YTN863	YTN864	YTN865	YTN866
		22-Apr-20	27-Mar-24	27-Mar-24	27-Mar-24	27-Mar-24
		0.8 - 1.1	0.8 - 1.1	0.8 - 1.1	0.8 - 1.1	0.8 - 1.1
		Terrapex	EXP	EXP	EXP	EXP
		BV	BV	BV	BV	BV
pH (surface soils - 0-1.5 mbgs)	5-9 (surface soil); 5-11 (subsurface soil)	9.11	8.31	8.21	11.5	8.18
Average pH (Calculated)		8.43				

Notes

All soil concentrations reported in pH units

'<' = Parameter below detection limit, as indicated

Bold Concentration exceeds MECP (2011) SCS.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2007. *Technical Update Environmentally Sensitive Areas: pH levels*. January.

Average for pH calculated per MECP (2007) guidance. Average pH = $-\log[\text{mean}(10^{\wedge}\text{-sample1}+10^{\wedge}\text{-sample2}+10^{\wedge}\text{-sample3})]$

GROUNDWATER ANALYTICAL RESULTS:

Table B.9 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW1	MW2	MW2	MW3	MW3	MW4	MW4
Lab ID			3451634	YZG823	3451819	YZG824	3397286	YZG822	3397294	YZG826
Sampling Date			24-Jan-22	22-Apr-24	24-Jan-22	22-Apr-24	24-Dec-21	22-Apr-24	24-Dec-21	22-Apr-24
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	AGAT	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			22T856755	C4C1812	22T856755	C4C1812	21T849562	C4C1812	21T849562	C4C1812
PHC F1 (C6-C10)	750	25	45	<25	<25	<25	<25	<25	30000	7300
PHC F1 (C6-C10) - BTEX	750	25	44	<25	<25	<25	<25	<25	27200	5600
PHC F2 (C10-C16)	150	100	<100	<100	<100	<100	<100	<100	79000	33000
PHC F3 (C16-C34)	500	100	<100	<200	<100	<200	<100	<200	<100	440
PHC F4 (C34-C50)	500	100	<100	<200	<100	<200	<100	<200	<100	<200
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	500	-	-	-	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table B.9 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW5	MW55 (DUP of MW5)	MW5	DUP 1 (DUP of MW5)	MW107	MW107	MW108	MW108
Lab ID			3397295	3397296	YZG821	YZG831	3541090	YZG835	3541089	YZG830
Sampling Date			24-Dec-21	24-Dec-21	22-Apr-24	22-Apr-24	22-Feb-22	22-Apr-24	22-Feb-22	23-Apr-24
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	7.61-9.14	7.61-9.14	13.78-15.31	13.78-15.31
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	BV	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			21T849562	21T849562	C4C1812	C4C1812	22T866103	C4C1812	22T866103	C4C1812
PHC F1 (C6-C10)	750	25	353	291	<25	<25	961	<25	29800	15000
PHC F1 (C6-C10) - BTEX	750	25	341	278	<25	<25	849	<25	24800	15000
PHC F2 (C10-C16)	150	100	<100	<100	<100	<100	3600	<100	18000	37000
PHC F3 (C16-C34)	500	100	<100	<100	<200	<200	<100	<200	<100	510
PHC F4 (C34-C50)	500	100	<100	<100	<200	<200	<100	<200	<100	<200
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	500	-	-	-	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table B.9 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW109	MW109	MW24-1	MW24-2	DUP 2 (DUP of MW24-2)	MW24-3	FIELD BLANK	TRIP BLANK
Lab ID			3541018	YZG829	YZG828	YZG827	YZG832	YZG825	3397309	YZG834
Sampling Date			22-Feb-22	23-Apr-24	23-Apr-24	23-Apr-24	23-Apr-24	22-Apr-24	24-Dec-21	23-Apr-24
Screen Depth Interval (m)			7.61-9.14	7.61-9.14	11.9 - 15.0	16.8 - 19.8	16.8 - 19.8	11.9 - 15.0	-	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	BV	BV	BV	AGAT	BV
Certificate of Analysis Number			22T866103	C4C1812	C4C1812	C4C1812	C4C1812	C4C1812	21T849562	C4C1812
PHC F1 (C6-C10)	750	25	218000	46000	<25	<25	<25	<25	<25	<25
PHC F1 (C6-C10) - BTEX	750	25	213000	44000	<25	<25	<25	<25	<25	<25
PHC F2 (C10-C16)	150	100	74000	160000	<100	<100	<100	<100	<100	<100
PHC F3 (C16-C34)	500	100	230	1500	<200	<200	<200	<200	<100	<200
PHC F4 (C34-C50)	500	100	<100	280	<200	<200	<200	<200	<100	<200
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	500	-	-	-	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
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GROUNDWATER ANALYTICAL RESULTS:

Table B.10 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW1	MW2	MW2	MW3	MW3	MW4	MW4
Lab ID			3451634	YZG823	3451819	YZG824	3397286	YZG822	3397294	YZG826
Sampling Date			24-Jan-22	22-Apr-24	24-Jan-22	22-Apr-24	24-Dec-21	22-Apr-24	24-Dec-21	22-Apr-24
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	AGAT	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			22T856755	C4C1812	22T856755	C4C1812	21T849562	C4C1812	21T849562	C4C1812
Benzene	430	0.2	1.16	<0.20	0.72	<0.20	<0.40	<0.20	4.25	3.1
Toluene	18000	0.2	<0.20	<0.20	<0.20	<0.20	<0.40	<0.20	56	65
Ethylbenzene	2300	0.1	<0.10	<0.20	<0.10	<0.20	<0.20	<0.20	217	150
Xylenes (total)	4200	0.2	<0.20	<0.40	<0.20	<0.40	<0.20	<0.40	2540	1400

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table B.10 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW5	MW55 (DUP of MW5)	MW5	DUP 1 (DUP of MW5)	MW107	MW107	MW108	MW108
Lab ID			3397295	3397296	YZG821	YZG831	3541090	YZG835	3541089	YZG830
Sampling Date			24-Dec-21	24-Dec-21	22-Apr-24	22-Apr-24	22-Feb-22	22-Apr-24	22-Feb-22	23-Apr-24
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	7.61-9.14	7.61-9.14	13.78-15.31	13.78-15.31
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	BV	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			21T849562	21T849562	C4C1812	C4C1812	22T866103	C4C1812	22T866103	C4C1812
Benzene	430	0.2	<0.40	<0.40	<0.20	<0.20	<0.20	<0.20	2.84	<4.0
Toluene	18000	0.2	2.18	2.37	<0.20	<0.20	0.42	<0.20	15	<4.0
Ethylbenzene	2300	0.1	0.76	0.88	<0.20	<0.20	12.8	<0.20	384	80
Xylenes (total)	4200	0.2	8.97	10.2	<0.40	<0.40	98.3	<0.40	4640	690

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table B.10 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW109	MW109	MW24-1	MW24-2	DUP 2 (DUP of MW24-2)	MW24-3	TRIP BLANK	TRIPBLANK
Lab ID			3541018	YZG829	YZG828	YZG827	YZG832	YZG825	3397319	YZG834
Sampling Date			22-Feb-22	23-Apr-24	23-Apr-24	23-Apr-24	23-Apr-24	22-Apr-24	22-Dec-21	23-Apr-24
Screen Depth Interval (m)			7.61-9.14	7.61-9.14	11.9 - 15.0	16.8 - 19.8	16.8 - 19.8	11.9 - 15.0	-	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	BV	BV	BV	AGAT	BV
Certificate of Analysis Number			22T866103	C4C1812	C4C1812	C4C1812	C4C1812	C4C1812	21T849562	C4C1812
Benzene	430	0.2	4.96	<4.0	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	18000	0.2	15.2	6.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Ethylbenzene	2300	0.1	516	130	<0.20	<0.20	<0.20	<0.20	<0.10	<0.20
Xylenes (total)	4200	0.2	4610	1900	<0.40	<0.40	<0.40	<0.40	<0.20	<0.40

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
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GROUNDWATER ANALYTICAL RESULTS:

Table B.11 - GROUNDWATER ANALYTICAL RESULTS: Volatile Organic Compounds (VOCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW2	MW3	MW4	MW5	MW55 (DUP of MW5)	TRIP BLANK
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296	3397319
Sampling Date			24-Jan-22	24-Jan-22	24-Dec-21	24-Dec-21	24-Dec-21	24-Dec-21	22-Dec-21
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			22T856755	22T856755	21T849562	21T849562	21T849562	21T849562	21T849562
Dichlorodifluoromethane	4400	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Vinyl Chloride	1.7	0.17	<0.17	<0.17	<0.34	<1.70	<0.34	<0.34	<0.17
Bromomethane	56	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Trichlorofluoromethane	2500	0.4	<0.40	<0.40	<0.80	<4.00	<0.80	<0.80	<0.40
Acetone	130000	1	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
1,1-Dichloroethylene	17	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Methylene chloride (Dichloromethane)	5500	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
trans-1,2-Dichloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Methyl t-butyl ether (MTBE)	1400	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1-Dichloroethane	3100	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Methyl ethyl ketone (2-Butanone)	1500000	1	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
cis-1,2-Dichloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Chloroform	22	0.2	3.59	3.21	<0.40	<2.00	0.69	0.55	<0.20
1,2-Dichloroethane	12	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1,1-Trichloroethane	6700	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Carbon Tetrachloride	8.4	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Benzene	430	0.2	1.16	0.72	<0.40	4.25	<0.40	<0.40	<0.20
1,2-Dichloropropane	140	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Trichloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Bromodichloromethane	85000	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Methyl Isobutyl Ketone	580000	1	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
1,1,2-Trichloroethane	30	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Toluene	18000	0.2	<0.20	<0.20	<0.40	56	2.18	2.37	<0.20
Dibromochloromethane	82000	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Ethylene Dibromide (1,2-Dibromoethane)	0.83	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Tetrachloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1,1,2-Tetrachloroethane	28	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Chlorobenzene	630	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Ethylbenzene	2300	0.1	<0.10	<0.10	<0.20	217	0.76	0.88	<0.10
m-Xylene + p-Xylene	NV	0.2	<0.20	<0.20	<0.40	1820	5.32	6.05	<0.20
Bromoform	770	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Styrene	9100	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,1,2,2-Tetrachloroethane	15	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
o-Xylene	NV	0.1	<0.10	<0.10	<0.20	717	3.65	4.13	<0.10
1,3-Dichlorobenzene	9600	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,4-Dichlorobenzene	67	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,2-Dichlorobenzene	9600	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,3-Dichloropropene	45	0.3	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	4200	0.2	<0.20	<0.20	<0.20	2540	8.97	10.2	<0.20
Hexane (n)	520	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

Yellow Non-detect but detection limit exceeds the MECP (2011) SCS.

- Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
- This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
- This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table B.12 - GROUNDWATER ANALYTICAL RESULTS: Polycyclic Aromatic Hydrocarbons (PAHs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW1	MW11 (DUP of MW1)	MW1	DUP 3 (DUP of MW1)	MW2	MW3	MW4	MW5	MW55 (DUP of MW5)	TRIP BLANK
Lab ID			3451634	TD0305	TD0306	YZG823	YZG833	3451819	3397286	3397294	3397295	3397296	TD0307
Sampling Date			24-Jan-22	12-Jul-22	12-Jul-22	22-Apr-24	22-Apr-24	24-Jan-22	24-Dec-21	24-Dec-21	24-Dec-21	24-Dec-21	12-Jul-22
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	BV
Certificate of Analysis Number			22T856755	C2J4227	C2J4227	C4C1812	C4C1812	22T856755	21T849562	21T849562	21T849562	21T849562	C2J4227
Naphthalene	6400	0.05	<0.20	0.53	0.46	0.051	0.08	<0.20	<0.20	48.8	<0.20	<0.20	<0.050
Acenaphthylene	1.8	0.05	<0.20	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Acenaphthene	1700	0.05	<0.20	<0.050	<0.050	0.28	0.24	<0.20	<0.20	0.29	<0.20	<0.20	<0.050
Fluorene	400	0.05	<0.20	<0.050	<0.050	0.22	0.18	<0.20	<0.20	0.27	<0.20	<0.20	<0.050
Phenanthrene	580	0.03	0.48	0.06	0.071	0.31	0.22	<0.10	<0.10	<0.10	<0.10	<0.10	<0.030
Anthracene	2.4	0.05	0.11	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Fluoranthene	130	0.05	0.34	0.055	0.056	0.14	0.099	<0.20	<0.20	0.78	<0.20	<0.20	<0.050
Pyrene	68	0.05	1.1	0.064	0.074	0.11	0.076	<0.20	<0.20	0.62	<0.20	<0.20	<0.050
Benzo(a)anthracene	4.7	0.05	0.36	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Chrysene	1	0.05	0.6	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(b)fluoranthene	0.75	0.05	0.24	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(k)fluoranthene	0.4	0.05	<0.10	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(a)pyrene	0.81	0.009	0.33	<0.0090	<0.0090	<0.0090	<0.0090	<0.01	<0.01	<0.01	<0.01	<0.01	<0.0090
Indeno(1,2,3-cd)pyrene	0.2	0.05	<0.20	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Dibenz(a,h)anthracene	0.52	0.05	<0.20	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Benzo(ghi)perylene	0.2	0.05	0.32	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
1&2-Methylnaphthalene	1800	0.071	<0.20	0.22	0.19	<0.071	<0.071	<0.20	<0.20	41	<0.20	<0.20	<0.071

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

Bold Exceedance of the MECP Table 3 SCS not retained due to presence of sediment within the original sample and two (2) re-sampling events completed at MW1.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table B.13 - GROUNDWATER ANALYTICAL RESULTS: Metals, Hydride-Forming Metals, and ORPs

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW2	MW3	MW4	MW5	MW55 (DUP of MW5)
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296
Sampling Date			24-Jan-22	24-Jan-22	24-Dec-21	24-Dec-21	24-Dec-21	24-Dec-21
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14
Consultant			EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			22T856755	22T856755	21T849562	21T849562	21T849562	21T849562
Antimony	20000	1	<1.0	<1.0	<1.0	<1.0	1.2	1.2
Arsenic	1900	1	3.8	1	3.1	2.6	3.2	2.8
Barium	29000	2	204	271	712	494	183	181
Beryllium	67	0.5	<0.50	<0.50	<0.5	<0.5	<0.5	<0.5
Boron (total)	45000	10	216	139	711	382	215	215
Cadmium	2.7	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chromium (total)	810	2	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Cobalt	66	0.5	<0.50	1.56	1.76	<0.50	1.31	1.41
Copper	87	1	<1.0	5.1	<1.0	<1.0	<1.0	<1.0
Lead	25	0.5	<0.50	0.5	<0.50	<0.50	<0.50	<0.50
Molybdenum	9200	0.5	23.6	5.99	25	1.21	88.9	93.3
Nickel	490	1	3	4.3	5	<1.0	4.4	4.7
Selenium	63	1	<1.0	<1.0	3.7	3.3	5	4.1
Silver	1.5	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Thallium	510	0.3	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Uranium	420	0.5	2.5	2.44	3.12	<0.50	4.63	4.63
Vanadium	250	0.4	0.61	0.86	0.65	0.48	1.18	1.28
Zinc	1100	5	16.4	297	5.4	<5.0	13.5	19.2
Mercury	2.8	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chromium VI	140	2	<2	<2	<2.000	<2.000	<2.000	3.41
Sodium	2300000	250	99300	126000	-	-	-	-
Chloride	2300000	100	119000	227000	-	-	-	-

Notes:

Other Regulated Parameters (ORPs) - includes cyanide, mercury, Cr VI and sodium

All groundwater concentrations reported in µg/L

'<' = Parameter below detection limit, as indicated

'NV' = No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjunction with, not as a replacement of the Laboratory Certificate of Analysis which contains all QA/QC information



EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix C – Legal Documentation



Wendy Walberg LL.B., LL.M., C.S.

City Solicitor
Legal Services
55 John Street
Stn. 1260, 26th Flr., Metro Hall
Toronto ON M5V 3C6
Tel. (416) 392-8047
Fax (416) 397-5624

** Certified by the Law Society as a Specialist
in Municipal Law: Local Government*

Reply To: Michelle Xu
Tel: 416-392-8571
Fax: 416-397-5624
E-Mail: Michelle.xu@toronto.ca

File No. 2800.A77.4727 24 (MX)

July 23, 2024

Ministry of Environment, Conservation and Parks
1st Floor, 135 St. Clair Avenue West
Toronto, Ontario M4V 1P5

Dear Sir/Madame:

RE: Pre-Submission Form over a portion of lands municipally known as 15 Denison Avenue, Toronto, Ontario (the "Property"), shown as Parts 1, 2, 3 and 4 on Reference Plan 66R31627 (the "RSC Lands")

I am a solicitor for the City of Toronto (the "**City**") being the owner of the Property, and I have reviewed the parcel registers for the Property being Part of PIN 21238-0045 (LT), the whole of PIN 21238-0046 (LT) and PIN 21238-0047 (LT) updated as of July 11, 2024 (collectively, the "**Parel Register**"), MPAC Roll Number Report updated as of July 11, 2024 (the "**MPAC Report**") and Geo-warehouse reports for the Parcel Register updated as of July 11, 2024 (the "**Geowarehouse Report**"), a copy of each is attached hereto.

The legal description of the Property as of July 11, 2024 is as follows:

- Part of PIN 21238-0045 (LT)
- LANE PL 65 TORONTO; 10 FT LANE, 8 FT 9 INCH LANE PL D127 TORONTO; PT LT 1 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT LT 9 PL D127 TORONTO AS IN WA99649; TORONTO , CITY OF TORONTO
- PIN 21238-0046 (LT)
- LT 1-5 PL D127 TORONTO EXCEPT WA95815, WA99649; TORONTO , CITY OF TORONTO
- PIN 21238-0047 (LT)
- LT 6-8 PL D127 TORONTO; PT LT 9 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT UNLETTERED LT TO REAR OF LT 3 N/S QUEEN ST PL 65 TORONTO PT 5, EXPROP PL WA91330; PT 1 & 2, EXPROP PL WA88833 & AS IN

WA90829 WA88489, WA88331, WA88288, WA88252 EXCEPT WA99649, WA95819;
S/T WA90829; S/T INTEREST IN WA90829; S/T DEBTS IN WA97766; TORONTO , CITY
OF TORONTO

Please find attached the following:

1. PIN 21238-0045(LT), PIN 21238-0046 (LT) and PIN 21238-0047 (LT);
2. Plan 66R-31627;
3. Transfers and Plans of Expropriation registered as Instrument Nos. WA89024, WA88489, WA88252, WA88288, WA88331, WA88833, WA89463, WA90829, WA91330 and WA97766 pursuant to which the Property was conveyed to The Corporation of the City of Toronto (now City of Toronto);
4. MPAC Roll Number Report updated as of July 11, 2024; and
5. Geowarehouse Report PIN 21238-0045 (LT), PIN21238-0046 (LT) and PIN 21238-0047 (LT).

Owner

The Fee Simple (LTCQ) owner of the Property as shown on the Parcel Register for the Property is "The Corporation of the City of Toronto".

Pursuant to the City of Toronto Act, 1997, S.O. 1997, chap. 2, on January 1, 1998, the assets of The Corporation of the City of Toronto and certain other municipalities were vested in a body corporate under the name of City of Toronto and pursuant to the City of Toronto Act, 2006, S.O. 2006, chap. 11, Sched. A, s. 125, the City of Toronto was continued.

The City is the legal and beneficial owner of the Property.

Assessment Roll Number

The assessment roll number is: 19 04 065 28000 400.

Municipal Address

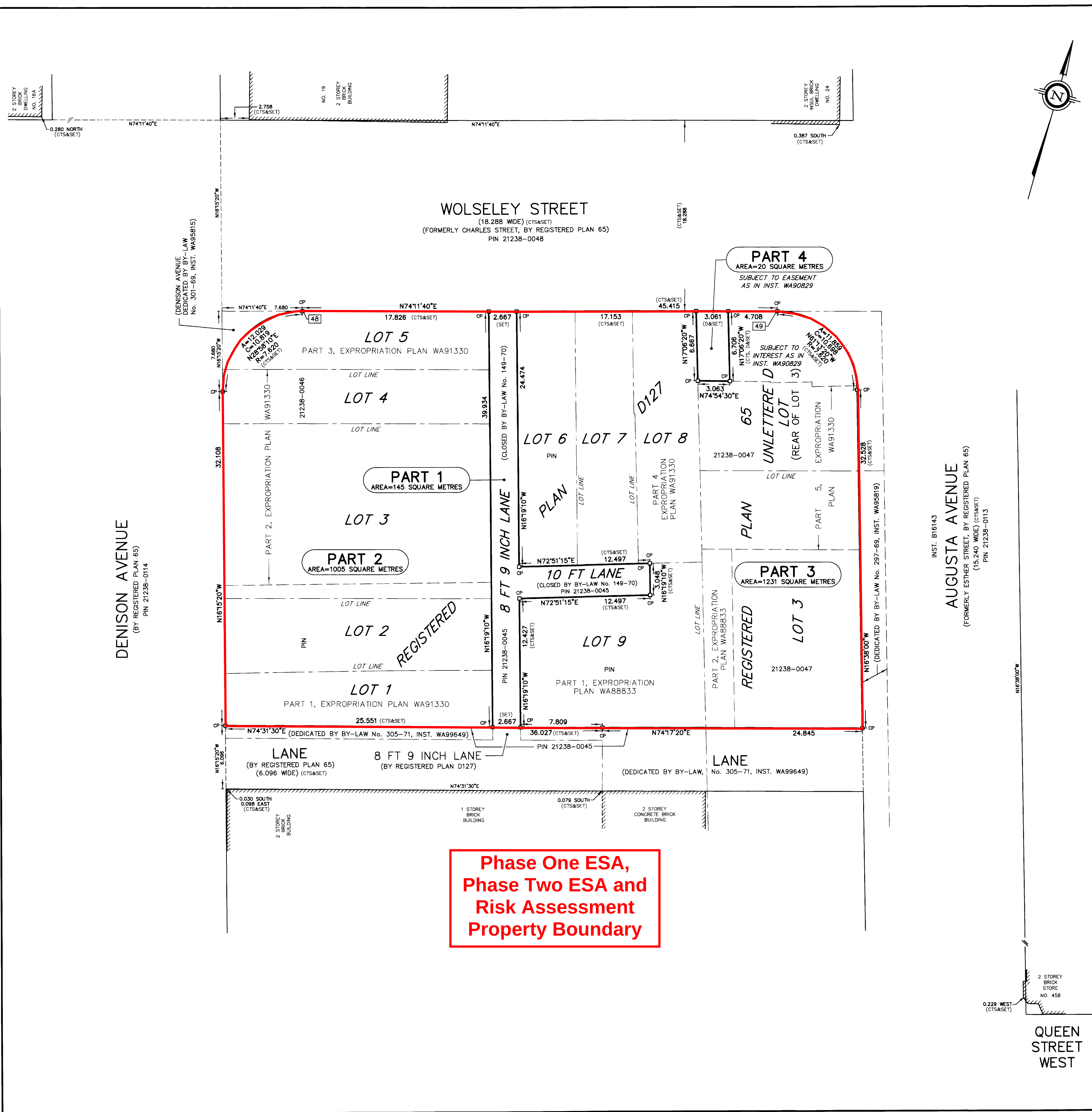
The Geowarehouse Reports show the Property as having a municipal address of 15 Denison Avenue, Toronto, Ontario.

If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

Michelle Xu

Michelle Xu
/Attachments



I require this plan to be deposited under the Land Titles Act.
Date NOVEMBER 19, 2020

GARY B. VANDERVEEN O.L.S.

PLAN 66R-31627
RECEIVED AND DEPOSITED
Date December 1, 2020

Representative for the Land Registrar for the Land Titles Division of THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE					
PART	LOTS/LANE	PLAN	PIN	NAME OF MOST RECENT TRANSFEREE	AREA (M ²)
1	ALL OF 10 FT LANE AND PART OF 8 FT 9 INCH LANE	D127	PART OF 21238-0045	THE CORPORATION OF THE CITY OF TORONTO	145
2	ALL OF LOTS 2 AND 3 AND PART LOTS 1, 4 AND 5		ALL OF 21238-0046		1005
3	ALL OF LOTS 6, 7 AND 8 AND PART LOT 9	65	ALL OF 21238-0047		1231
4	PART LOT 3 (NSQS) AND PART OF UNLETTERED LOT (REAR OF LOT 3) (NSQS)			20	

PART 4 - SUBJECT TO EASEMENT AS IN INST. WA90829.

PLAN OF SURVEY OF
LOTS 2, 3, 6, 7 AND 8
PART OF LOTS 1, 4, 5 AND 9 AND
ALL OF 10 FT LANE
(CLOSED BY BY-LAW No. 149-70) AND
PART OF 8 FT 9 INCH LANE
(CLOSED BY BY-LAW No. 149-70)
REGISTERED PLAN D127
AND
PART OF LOT 3
(NORTH SIDE OF QUEEN STREET) AND
PART OF UNLETTERED LOT
(REAR OF LOT 3, NORTH SIDE OF QUEEN STREET)
REGISTERED PLAN 65
CITY OF TORONTO

SCALE 1 : 200
3 0 5 10 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

NOTES

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS
CTS	DENOTES	CITY OF TORONTO SURVEY DEPARTMENT
SCP	DENOTES	SPECIFIED CONTROL POINT
NSQS	DENOTES	NORTH SIDE OF QUEEN STREET
D	DENOTES	INST. WA90829

BEARING, DISTANCE AND CO-ORDINATE NOTES		
BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 02219740238 AND No. 02219740700 AND ARE REFERRED TO THE 3° MODIFIED TRANSVERSE MERCATOR GRID PROJECTION, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE, TOR_H-1974.		
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988622.		
AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.		
POINT ID	EASTING	NORTHING
SCP 02219740238	312885.890	4834012.414
48	312796.815	4834085.810
49	312840.508	4834098.178
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 19, 2020.

NOVEMBER 19, 2020
DATE

GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS
1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000 EMAIL: h.j.v@h.j.v-ols.ca

SCALE: 1:200	DRAWN BY: V.P.	CHKD. BY: G.V.	JOB NO: 20-2863-REF1
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PROPERTY DESCRIPTION:

LANE PL 65 TORONTO; 10 FT LANE, 8 FT 9 INCH LANE PL D127 TORONTO; PT LT 1 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT LT 9 PL D127 TORONTO AS IN WA99649; TORONTO , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2002/04/08

OWNERS' NAMES

THE CORPORATION OF THE CITY OF TORONTO

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2002/04/05 **		
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2002/04/08 **					
PLCW65	1853/07/04	PLAN SUBDIVISION				C
PLD127	1872/08/08	PLAN SUBDIVISION				C
WA82293	1964/02/24	BYLAW				C
REMARKS: C52920						
WA88489	1966/09/15	TRANSFER	\$2		THE CORPORATION OF THE CITY OF TORONTO	C
WA89682	1967/03/20	BYLAW			THE CORPORATION OF THE CITY OF TORONTO	C
WA91291	1967/11/09	BYLAW				C
WA91407	1967/11/27	BYLAW			THE CORPORATION OF THE CITY OF TORONTO	C
WA99649	1971/12/23	BYLAW				C
REMARKS: SKETCH ATTACHED.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
66R31627	2020/12/01	PLAN REFERENCE				C
AT6487032	2023/12/27	NOTICE		METROLINX		C
REMARKS: DESIGNATION OF TRANSIT CORRIDOR						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: LT 1-5 PL D127 TORONTO EXCEPT WA95815, WA99649; TORONTO , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2002/04/08

OWNERS' NAMES

THE CORPORATION OF THE CITY OF TORONTO

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2002/04/05 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2002/04/08 **						
WA82293	1964/02/24	BYLAW				C
REMARKS: C52920						
WA89024	1966/11/17	TRANSFER	\$19,500		THE CORPORATION OF THE CITY OF TORONTO	C
WA91330	1967/11/15	PLAN EXPROPRIATION				C
WA91407	1967/11/27	BYLAW			THE CORPORATION OF THE CITY OF TORONTO	C
66R31627	2020/12/01	PLAN REFERENCE				C
AT6487032	2023/12/27	NOTICE		METROLINX		C
REMARKS: DESIGNATION OF TRANSIT CORRIDOR						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION:

LT 6-8 PL D127 TORONTO; PT LT 9 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT UNLETTERED LT TO REAR OF LT 3 N/S QUEEN ST PL 65 TORONTO PT 5, EXPROP PL WA91330; PT 1 & 2, EXPROP PL WA88833 & AS IN WA90829 WA88489, WA88331, WA88288, WA88252 EXCEPT WA99649, WA95819; S/T WA90829; S/T INTEREST IN WA90829; S/T DEBTS IN WA97766; TORONTO , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2002/04/08

OWNERS' NAMES

THE CORPORATION OF THE CITY OF TORONTO

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2002/04/05 **		
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2002/04/08 **					
WA82293	1964/02/24	BYLAW				C
REMARKS: C52920						
WA88252	1966/08/17	TRANSFER	\$2		THE CORPORATION OF THE CITY OF TORONTO	C
WA88288	1966/08/23	TRANSFER	\$12,300		THE CORPORATION OF THE CITY OF TORONTO	C
WA88331	1966/08/30	TRANSFER	\$2		THE CORPORATION OF THE CITY OF TORONTO	C
WA88489	1966/09/15	TRANSFER	\$2		THE CORPORATION OF THE CITY OF TORONTO	C
WA88833	1966/10/26	PLAN EXPROPRIATION				C
WA89026	1966/11/17	LEASE			BAJ CER, JOHN ANT CZAK, GEORGE	C
WA89463	1967/01/31	TRANSFER	\$15,500		THE CORPORATION OF THE CITY OF TORONTO	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

21238-0047 (LT)

PAGE 2 OF 2
PREPARED FOR LPalumbo2
ON 2024/07/11 AT 11:59:46

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WA89682	1967/03/20	BYLAW	\$15,000		THE CORPORATION OF THE CITY OF TORONTO	C
WA90829	1967/08/30	TRANSFER			THE CORPORATION OF THE CITY OF TORONTO	C
WA91330	1967/11/15	PLAN EXPROPRIATION				C
WA91407	1967/11/27	BYLAW			THE CORPORATION OF THE CITY OF TORONTO	C
WA91490	1967/12/08	ASSIGNMENT LEASE			CAIN, ERNEST A.	C
WA91539	1967/12/18	ASSIGNMENT LEASE			BRACZEK, JOHN R.	C
WA95730	1969/11/05	SURRENDER OF LEASE				C
REMARKS: PARTIAL						
WA96303	1970/03/06	ASSIGNMENT LEASE	\$2		MARKOVICH, JOHN	C
WA97766	1971/01/26	TRANSFER			THE CORPORATION OF THE CITY OF TORONTO	C
66R31627	2020/12/01	PLAN REFERENCE				C
AT6487032	2023/12/27	NOTICE			METROLINX	C
REMARKS: DESIGNATION OF TRANSIT CORRIDOR						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Roll Number Report

Lisa Palumbo

CreateTO

61 Front Street West, 3rd Floor, Union Station, East Wing

Toronto ON

M5J 1E5

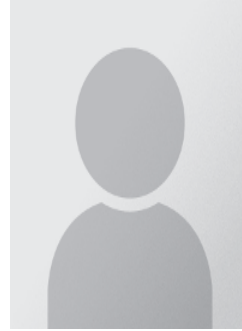
(M):+14169812462

lpalumbo@createto.ca

	Property Address	15 DENISON AVE
	Municipality	CITY OF TORONTO
	Roll Number	190406528000400

TORONTO

PIN 212380045

15 Denison Ave (central / lane portion)

This report was prepared by:

Jennifer Kowalski
Manager Real Estate Services
Cell: 4377784882

jennifer.kowalski@toronto.ca

**ML -- City of Toronto - Real Estate
Services**

Ontario, Canada



PROPERTY REPORT

Property Details

GeoWarehouse Address:

Not Available
TORONTO

PIN: 212380045

Land Registry Office: METROPOLITAN TORONTO (80)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

THE CORPORATION OF THE CITY OF TORONTO

Legal Description

LANE PL 65 TORONTO; 10 FT LANE, 8 FT 9 INCH LANE PL D127 TORONTO; PT LT 1 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT LT 9 PL D127 TORONTO AS IN WA99649; TORONTO , CITY OF TORONTO

Lot Size

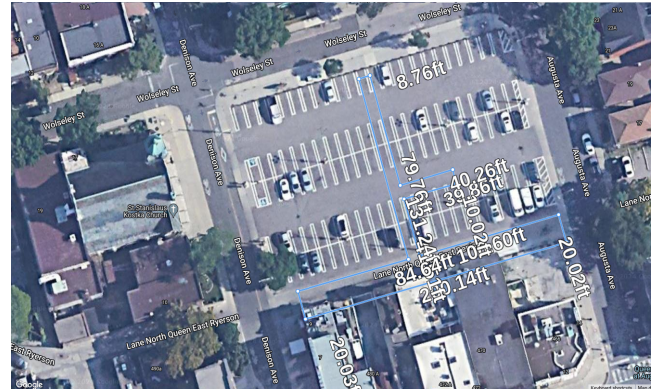
Area: 5554.17 sq.ft (0.128 ac)

Perimeter: 780.84 ft.

Measurements: 200.14ft. x 20.02ft. x 106.6ft. x 41.51ft. x 39.86ft. x 10.02ft. x 40.26ft. x 79.76ft. x 8.76ft. x 131.24ft. x 84.64ft. x 20.03ft.

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Sep 15, 1966	\$2	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	See Notes 1

Notes :

1. The following Pins were transferred together with the subject Property
212380047, 212380113

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

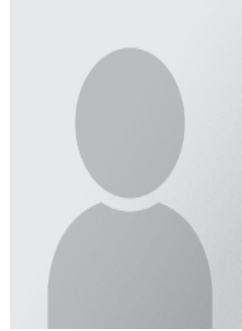
Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

TORONTO

PIN 212380046

15 Denison Ave (western portion)

This report was prepared by:

Jennifer Kowalski
Manager Real Estate Services
Cell: 4377784882

jennifer.kowalski@toronto.ca

**ML -- City of Toronto - Real Estate
Services**

Ontario, Canada



PROPERTY REPORT

Property Details

GeoWarehouse Address:

Not Available
TORONTO

PIN: 212380046

Land Registry Office: METROPOLITAN TORONTO (80)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

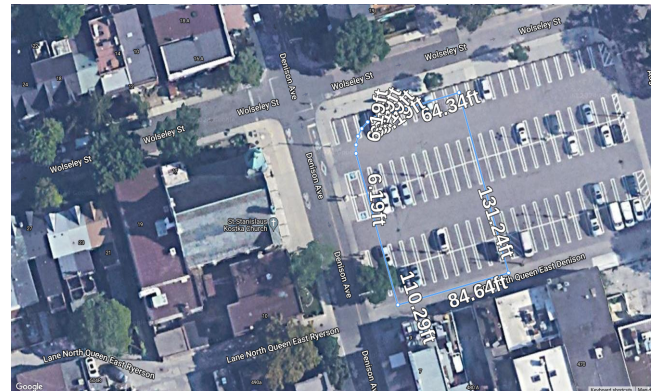
Owner Name:

THE CORPORATION OF THE CITY OF TORONTO

Legal Description

LT 1-5 PL D127 TORONTO EXCEPT WA95815, WA99649; TORONTO , CITY OF TORONTO

Area:	10968.41 sq.ft (0.252 ac)
Perimeter:	419.95 ft.
Measurements:	84.64ft. x 131.24ft. x 64.34ft. x 6.19ft. x 6.19ft. x 6.19ft. x 6.19ft. x 110.29ft.
	Lot Measurement Accuracy : LOW These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sale Date	Sale Amount	Type	Party To	Notes
Nov 17, 1966	\$19,500	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	

Terms and Conditions

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Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

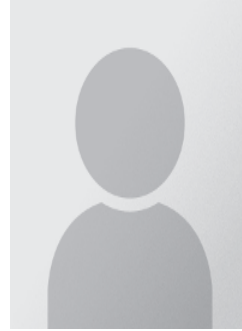
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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

TORONTO

PIN 212380047

15 Denison Ave (eastern portion)



This report was prepared by:

Jennifer Kowalski
Manager Real Estate Services
Cell: 4377784882

jennifer.kowalski@toronto.ca

**ML -- City of Toronto - Real Estate
Services**

Ontario, Canada



PROPERTY REPORT

Property Details

GeoWarehouse Address:

Not Available

TORONTO

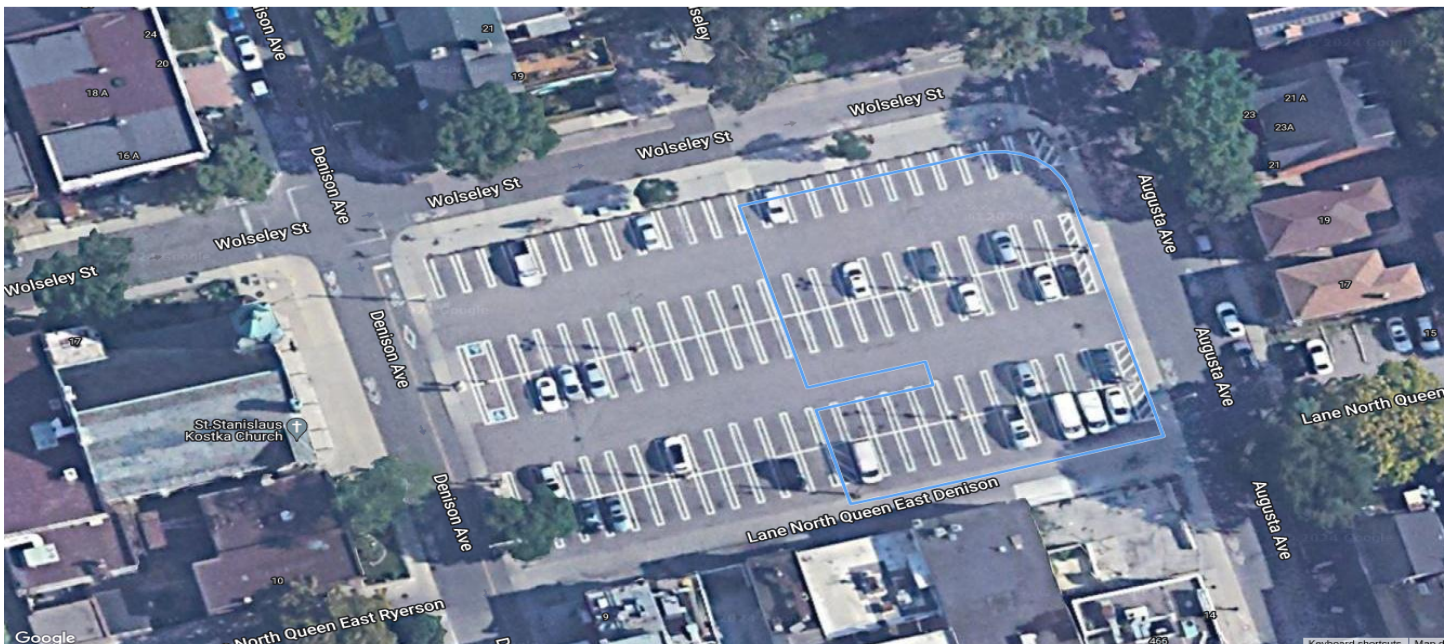
PIN: 212380047

Land Registry Office: METROPOLITAN TORONTO (80)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

THE CORPORATION OF THE CITY OF TORONTO

Legal Description

LT 6-8 PL D127 TORONTO; PT LT 9 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT UNLETTERED LT TO REAR OF LT 3 N/S QUEEN ST PL 65 TORONTO PT 5, EXPROP PL WA91330; PT 1 & 2, EXPROP PL WA88833 & AS IN WA90829 WA88489, WA88331, WA88288, WA88252 EXCEPT WA99649, WA95819; S/T WA90829; S/T INTEREST IN WA90829; S/T DEBTS IN WA97766; TORONTO , CITY OF TORONTO

Lot Size

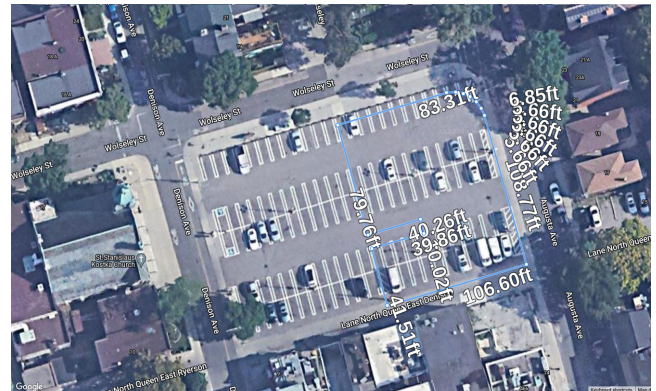
Area: 13433.35 sq.ft (0.308 ac)

Perimeter: 544.62 ft.

Measurements: 83.31ft. x 79.76ft. x 40.26ft. x 10.02ft. x 39.86ft. x 41.51ft. x 106.6ft. x 108.77ft. x 5.66ft. x 5.66ft. x 5.66ft. x 5.66ft. x 6.85ft.

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 26, 1971	\$2	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	
Aug 30, 1967	\$15,000	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	
Jan 31, 1967	\$15,500	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	
Sep 15, 1966	\$2	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	
Aug 30, 1966	\$2	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	
Aug 23, 1966	\$12,300	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	
Aug 17, 1966	\$2	Transfer	THE CORPORATION OF THE CITY OF TORONTO;	

Terms and Conditions

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89024 WA 19

STELLA MIZER NY

No. 89024 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 2.55 o'clock P.M. of the 17th day of NOV A.D. 1966

RECISTRAR

SITUATED

res: Premises 9 Denison Avenue

Dye & Durham Limited — Toronto, Canada
Printers to the Legal Profession

RETURN TO

**THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF TORONTO**

W. R. CALLOW, Q.C.,
CITY SOLICITOR,
CITY HALL,
TORONTO 1.

A Commissioner for taking Affidavits, etc.

of _____ day of _____ A.D. 19 _____
in the County of _____ this _____

8. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.
SWORN before me at the

of the parties thereto. ~~%, THAT the said Instrument and duplicate were executed by the said part~~ at the

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

OF _____
of the _____
of _____
in the _____

SWORN before me at the City of Toronto in the County of York this 17th day of April 1966.

3. THAT I know the said part Y.

4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said party at the City of Toronto.

1. THAT I was personally present and did see the within or annexed instrument and a duplicate thereof duly signed, sealed and executed by Stella Mizerny - - - - - one of

of the
of
of

in the

COUNTY
OF
YORK
TO

OLIM

of the

14

yes
yes

This Indenture

made (in duplicate) the 23rd day of September in the year of our Lord, one thousand nine hundred and sixty-six. In Pursuance of the Short Forms of Conveyances Act:

Between

STELLA MIZERNY, of the City of Toronto, in the County of York, Widow,

hereinafter called the Grantor of the First Part

- AND -

THE CORPORATION OF THE CITY OF TORONTO

hereinafter called the Grantee of the Second Part

Witnesseth that in consideration of NINETEEN THOUSAND FIVE HUNDRED (\$19,500.00) Dollars

of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by her acknowledged), the said Grantor Do th Grant unto the said Grantee in fee simple

All and Singular th at certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the County of York, and being composed of Lot Number Two (2) and part of Lot Number Three (3) shown on registered Plan D-127 described as follows that is:

COMMENCING at a point in the east limit of Denison Avenue, in the said City of Toronto being the south-west angle of said Lot Number Two; THENCE Northerly along the said east limit of Denison Avenue twenty-seven feet nine and one-half inches (27' 9 1/2") to a point where an iron pipe has been planted; THENCE Easterly in a straight line parallel to the south limit

of said I
more or l

5

For the Consideration aforesaid the said Grantor(x) hereby release(s) remise(s) and forever discharge(s) the said Grantee, its successors and assigns from and of all manner of actions, causes of action, debts, claims and demands whatsoever which against the said Grantee ~~he~~ (she, ~~they~~, ~~xx~~) ever had, now has ~~thave~~ or which ~~his~~ (her, ~~their~~, ~~xx~~, ~~xx~~, ~~xx~~, ~~xx~~) heirs, executors, administrators or assigns (~~successors and assigns~~) or any of them hereafter can, shall or may have for or by reason of the ~~expropriation~~ acquisition of the hereinbefore described lands by the said Grantee ~~by Dwyer Number xxxxxxxxxxxxxxxxxxxx~~ ~~passed the xxxxxxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxxxx 19xx~~ and/or any work done or to be done on the said lands in connection with the said ~~expropriation~~ acquisition.

The said Grantor ~~Covenants~~ with the said Grantee ~~That~~ she has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

And ~~That~~ the said Grantee shall have quiet possession of the said lands free from all encumbrances.

And the said Grantor ~~Covenants~~ with the said Grantee that she will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~Covenants~~ with the said Grantee that she has done no act to encumber the said lands.

And the said Grantor ~~Release~~s to the said Grantee ~~All~~ her claims upon the said land.

~~And the said party of the Third Part hereby covenants down to the said lands~~

And the said Grantor doth grant, release and quit claim unto the said Grantee its successors and assigns forever all estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of ~~her~~ ~~her~~ the said Grantor of, in, to or out of all the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set their respective hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

E. J. H. H. H.

Stella Mizerny
STELLA MIZERNY

Strike out
words and
parts not
applicable
and initial.

If Attorney
see footnote.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. Explain the importance of the

~~X WHO ALSO EXECUTED THE WITHIN INSTRUMENT XXXXXXXX OF THE FULL AGE OF TWENTY ONE YEARS~~

~~T X J O R A S D I G E A N K Y C M M Z U B K P O X H K P E K S H K K A M E K X H E F E K X A S M W X W F E X T B U B A H K Y~~

4. I was ~~unmarried~~/divorced/widowed.

SWORN before me at the City
of Toronto
in the York
this 15th day of November
A.D. 1966

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

PROVINCE OF ONTARIO
COUNTY OF YORK

To Wit:

I, WILLIAM ERNEST WARD
of the City of Toronto
in the County of York, Solicitor for the Grantee
named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting, for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am a solicitor for the Grantee
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 19,500.00
-------------------------	--------------

(b) Property transferred in exchange; Equity value \$ \$ nil

Encumbrances \$ _____ \$ nil

(c) Securities transferred to the value of \$ nil

(d) Balances of existing encumbrances with interest owing at date of transfer \$ nil

(c) Monies secured by mortgage under this transaction \$ nil

(f) Liens, annuities and maintenance charges to which transfer is subject .. \$ nil

Total consideration \$ 19,500.00

all
blanks
must
be filled
in.

4. If consideration is nominal, is the transfer for natural love and affection?.....

5. If so, what is the relationship between Grantor and Grantee?.....

6. Other remarks and explanations, if necessary

Sworn before me at the City
of Toronto
in the County of York
this 17th day of
1884

A Commissioner, etc.

Am. exp 29 Nov/66

No. 88489 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 2.59 o'clock P.M. of the 15 SEP 1966

[Signature]
REGISTRAR

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATE

P. 63
Lot 3 A.
City
Undertaken by Queen's
to meet (see as lot 2 in
Deed)

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF TORONTO
TORONTO

Dated 7th September, 1966

88489 W.A.

HRTHORIJ GOSHULAK and
TETIANA GOSHULAK

THE CORPORATION OF THE
CITY OF TORONTO

Address: City Hall,
Toronto 1, Ontario.

Deed of Land

SITUATE

Part Lot 3, Plan 65, Torontop
being 14 Augusta Avenue,
Toronto, Ont.

Dye & Durham Limited, 10 Adelaide Street West, Toronto,
Law and Commercial Stationers

GOLDSMITH, & CASWELL,
BARRISTERS & SOLICITORS,
BOARD OF TRADE BLDG.
11 ADELAIDE STREET WEST
TORONTO 1, ONTARIO

RETURN TO

[Signature]
City Hall

A Commissioner for taking Affidavits, etc.

day of _____
of _____
in the County _____
A.D. 19 _____

SWORN before me at the _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

3. THAT I know the said part _____
2. THAT the said Instrument and duplicate were executed by the said part _____
of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____
make oath and say:

My Commission expires on the 1st. Dec., 1967.
DUNCAN GOLDSMITH & CASWELL, Barristers,
for taking Affidavits, County of York, for
HELEN ELEANOR GOSHULAK, a Commissioner
A Commissioner for taking Affidavits, etc.

day of _____
of _____
in the County _____
A.D. 19 66.

SWORN before me at the _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

3. THAT I know the said parties _____
2. THAT the said Instrument and duplicate were executed by the said parties at the _____
of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____
make oath and say:

COUNTY OF YORK
TO WIT:
of the _____
City _____
County _____
in the _____
MECHANIC
TORONTO
GOSHULAK

This Indenture

made (in duplicate) the 7th day of September,
one thousand nine hundred and sixty-six.

In Pursuance of The Short Forms of Conveyances Act

Between

HRYHORIJ GOSHULAK, of the City of
Toronto, in the County of York,
Esquire, and TETIANA GOSHULAK, his
wife, of the same place, as joint
tenants and not as tenants in common,

(hereinafter called the "GRANTORS"),

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF TORONTO,

(hereinafter called the "GRANTEE"),

OF THE SECOND PART

W H E R E A S the said Tetiana Goshulak did, by instrument
dated the 1st day of September, 1966 and registered in the
Registry Office for the Registry Division of Toronto on the
14th day of September, 1966 as No. 143167 G.R., appoint her
husband, the said Hryhorij Goshulak, her attorney to execute
the within conveyance on her behalf.

Witnesseth that in consideration of other good and valuable

consideration and of the sum of TWO * * * * *

* * * * * (\$2.00) * * Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged), they
the said Grantors Do Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the City of Toronto, in the County of
York and Province of Ontario, and being composed of part of Lot
3 on the north side of Queen Street West, according to a Plan
filed in the Registry Office for the City of Toronto as No. 65,
which said parcel may be more particularly described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue,
formerly Esther Street, as widened by Deed No. 16143B, said
point being distant 113 feet 7 inches measured northerly thereon
from the northerly limit of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as
widened aforesaid, north 17 degrees 40 minutes west, 14 feet 4½
inches;

THENCE WESTERLY to and along the center line of partition wall between the dwelling standing in 1955 on the herein described parcel and the parcel immediately to the north thereof, south 73 degrees west, 18 feet 3 inches to an angle therein;

THENCE NORTHERLY along said center line of partition wall and parallel to Augusta Avenue, 2 inches to an angle therein;

THENCE WESTERLY and continuing along the center line of said partition wall, south 73 degrees west and continuing westerly along a fence line in all a distance of 30 feet 4 inches to the easterly limit of a lane used as a right-of-way;

THENCE SOUTHERLY along the easterly limit of said lane, 13 feet 3½ inches to a point distant 113 feet 7 inches measured northerly from the northerly limit of Queen Street West;

THENCE EASTERLY along the existing northerly limit of said lane, 48 feet 5 inches to the point of commencement.

TOGETHER WITH a right-of-way at all times for all persons entitled thereto over, along and upon those parts of Lots 2 and 3 according to said Plan No. 65 and now used as a lane, which said parcel may be more particularly known and described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue, formerly Esther Street, as widened by Deed No. 16143B, said point being distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as widened aforesaid, 10 feet; to the northerly limit of said lane running westerly from the westerly limit of Augusta Avenue;

THENCE WESTERLY along the existing northerly limit of said lane, 48 feet 5 inches;

THENCE NORTHERLY along a fence line, being the easterly limit of said lane, north 17 degrees 46 minutes west, 138 feet 8½ inches more or less to the southerly limit of Woolseley Street, formerly Charles Street;

THENCE WESTERLY along the southerly limit of Woolseley Street, 9 feet 3 inches to the westerly limit of said Lot 2;

THENCE SOUTHERLY along the westerly limit of said lane, being the westerly limits of lots 2 and 3, 148 feet 8½ inches more or less to a point distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE EASTERLY along the southerly limit of said lane, and parallel to the northerly limit of Queen Street West, 57 feet 7 ¾ inches to the point of commencement.

To have and to hold unto the said Grantee ^{successors} its ~~heirs~~ and assigns, to and for its and their sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

FOR THE CONSIDERATION aforesaid the said Grantors hereby release, remise and forever discharge the said Grantee, its successors and assigns from and of all manner of actions, causes of action, debts, claims and demands whatsoever which against the said Grantee they ever had, now have or which their heirs, executors, administrators or assigns or any of them hereafter can, shall or may have for or by reason of the acquisition of the hereinbefore described lands by the said Grantee and/or any work done or to be done on the said lands in connection with the said acquisition.

The said Grantors ~~C~~ovenant with the said Grantee That they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantors ~~C~~ovenant with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors ~~C~~ovenant with the said Grantee that they have done no act to encumber the said lands.

And the said Grantors ~~R~~elease to the said Grantee All their claims upon the said lands.

AND the said Grantors do grant, release and quit claim unto the said Grantee, its successors and assigns, forever all estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of them the said Grantors of, in, to or out of all the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

B. J. Goshulak

HRYPHORIJ GOSHULAK, in his
personal capacity and in his
aforesaid capacity as Attorney
for TETIANA GOSHULAK:-

H. Goshulak

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Strike out words and parts not applicable and initial.

If Attorney see footnote.

PROVINCE OF ONTARIO } I/ ~~WR~~ HRYHORIJ GOSHULAK
COUNTY OF York } of the City of Toronto
To Wit: } in the County of York,

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that TETIANA GOSHULAK

who also executed the within instrument was of the full age of twenty-one years .

3. I was legally married to the person named therein as my wife ~~HUSKODX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

SWORN before me at the City
of Toronto
in the County of York
this 7TH day of SEPTEMBER,
A.D. 1966.

H. Goshulak

A Commissioner for taking Affidavits, etc.
HELEN ELEANOR GOSHULAK, a Commissioner
NOTE: If Attorney substitute in space provided "I am Attorney for.....(State name).....,
one of the parties named therein and for she was of the full age of twenty-one years."
DUNCAN GOLDSMITH & CASWELL, Barristers.
My Commission expires on the 1st. Dec., 1967.

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF York

I, HRYHORIJ GOSHULAK
of the City of Toronto,
in the County of York, one of ~~WR~~ the grantors
named in the within (or annexed) transfer make oath and say:

To Wit:

1. I am one of the grantors
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 10,900.00
(b) Property transferred in exchange; Equity value	\$ nil
Encumbrances	\$ nil
(c) Securities transferred to the value of	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ nil

Total consideration \$ 10,900.00

4. If consideration is nominal, is the transfer for natural love and affection? N/A

5. If so, what is the relationship between Grantor and Grantee? N/A

6. Other remarks and explanations, if necessary N/A

all blanks must be filled in.

Sworn before me at the City
of Toronto
in the County of York
this 7TH day of SEPTEMBER
October, A.D. 1966.

H. Goshulak

A Commissioner, etc.

HELEN ELEANOR GOSHULAK, a Commissioner
for taking Affidavits, County of York, for
DUNCAN GOLDSMITH & CASWELL, Barristers.
My Commission expires on the 1st. Dec., 1967.

88252W.A.

Dated August 15th, 1966 19

88252W.A.

certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 11:00

A.M. 16. 17

21 AUG 17 1966

REGISTRAR

2 + 3
63 1.266

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATION

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF TORONTO
TORONTO 2.60.

GEORGE KAPUSZCZAK AND
NATALIE KAPUSZCZAK

CORPORATION OF THE
CITY OF TORONTO

Address: 18 Augusta Avenue

Deed of Land

SITUATE
Part lot 3, Plan 65, City
of Toronto

One A. Ryman Limited, 10 Adelaide Street East, Toronto, Canada
Law and Commercial

CITY SOLICITOR

RETURN TO

~~Y.R. BOYLUK~~
~~Barrister, Solicitor~~
~~527A Bloor St. West~~
~~TORONTO 4, Ontario~~

~~R.M. KOSIDK, B.A.~~
~~BARRISTER AND SOLICITOR~~
~~527A BLOOR STREET WEST~~
~~TORONTO 4, ONTARIO~~

A Commissioner for taking Affidavits, etc.

day of A.D. 19
of
this
in the County

3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said part
of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

TO WIT:
OF
I, of the
of
in the
make oath and say:

A Commissioner for taking Affidavits, etc.

day of August
of
of
in the County

3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said parties at the City of Toronto

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

TO WIT:
COUNTY OF YORK
I, Y.R. BOYLUK
City of Toronto
County of York
Solicitor
make oath and say:

This Indenture

made (in duplicate) the sixteenth day of August
one thousand nine hundred and sixty-six

In Pursuance of The Short Forms of Conveyances Act

Between

GEORGE KAPUSZCZAK, of the City of Toronto,
in the County of York, and NATALIE KAPUSZCZAK,
his wife, of the same place, as joint tenants
and not as tenants in common,

hereinafter called the "GRANTORS"

of the FIRST PART

- and -

THE CORPORATION OF THE CITY OF TORONTO,

hereinafter called the GRANTEE"

of the SECOND PART

Witnesseth that in consideration of other good andvaluable

consideration and the sum of TWO -----

----- (\$2.00)----- Dollars

of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged),
the said Grantors Do Grant unto the said Grantee in fee simple.

All and Singular th at certain parcel or tract of land and premises
situate lying and being in the City of Toronto, in the County of York
and Province of Ontario, and being composed of part of Lot 3 on
the north side of Queen Street West according to a plan filed in
the Registry Office for the City of Toronto as number 65; which
said parcel may be more particularly known and described as
follows:

COMMENCING at a point in the westerly limit of Augusta Avenue,
formerly Esther Street, as widened by Deed no. 16143 B. said
point being distant 141 feet 11 inches measured northerly thereon
from the northerly limit of Queen Street West:

THENCE northerly along the westerly limit of Augusta Avenue as
widened aforesaid, north 17 degrees 40 minutes west, 16 feet 4
inches;

THENCE westerly to and along the centre line of partition wall
between the dwellings standing in 1955 on the herein described
parcel and the parcel immediately to the north thereof, south
73 degrees west, 2 feet 9 inches to an angle therein;

THENCE continuing westerly south 58 degrees west, 3 feet 4 inches to an angle therein;
THENCE continuing westerly along said centre line of said partition wall, south 73 degrees west, 15 feet 11 inches to an angle therein;
THENCE northerly along said centre line of said partition wall and parallel to Augusta Avenue 1 foot 7 1/2 inches to an angle therein;
THENCE westerly along said centre line of said partition wall and continuing westerly along a fence line, in all a distance of 26 feet 6 inches to the easterly limit of a lane used as a right of way;
THENCE southerly along the easterly limit of said lane, 16 feet 4 inches to a fence line running easterly therefrom;
THENCE easterly along the last mentioned fence line 26 feet 3 inches to the westerly face of the westerly wall of the dwelling standing on the herein described parcel and the parcel immediately to the south thereof;
THENCE southerly along the westerly face of said westerly wall, 9 inches;
THENCE easterly along the centre line of partition wall between the dwellings on the herein described parcel and the parcel immediately to the south thereof, north 73 degrees east, 22 feet 6 inches to the point of commencement.

TOGETHER WITH A RIGHT OF WAY at all times for all persons entitled thereto, over, along and upon those parts of Lots 2 and 3 according to said plan No. 65 and now used as a lane, which said parcel may be more particularly known and described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue, formerly Esther Street, as widened by Deed no. 16143B, said point being distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE northerly along the westerly limit of Augusta Avenue as widened aforesaid, 10 feet to the northerly limit of said lane running westerly from the westerly limit of Augusta Avenue;

THENCE westerly along the existing northerly limit of said lane, 48 feet 5 inches;

THENCE northerly along a fence line being the easterly limit of said lane, north 17 degrees 46 minutes west, 138 feet 8 1/2 inches more or less to the southerly limit of Woolseley Street, formerly Charles Street;

THENCE westerly along the southerly limit of Woolseley Street, 9 feet 3 inches to the westerly limit of said Lot 2;

THENCE southerly along the westerly limit of said lane, being the westerly limits of Lots 2 and 3, 148 feet 8 1/2 inches more or less to a point distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE easterly along the southerly limit of said lane, and

~~to the point of commencement, and the said parcel shall be held~~

~~as a part of the said parcel, and the said parcel shall be held~~

~~as a part of the said parcel, and the said parcel shall be held~~

~~as a part of the said parcel, and the said parcel shall be held~~

parallel to the northerly limit of Queen Street West, 57 feet 7 3/4 inches to the point of commencement.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, to and for their sole and only use forever. SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

The said Grantors ~~Cobenant~~ with the said Grantee ~~That t he~~ y have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantors ~~Cobenant~~ with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors ~~Cobenant~~ with the said Grantee that ~~t he~~ y have done no act to encumber the said lands.

And the said Grantors ~~Release~~ to the said Grantee All their claims upon the said lands.

AND THE SAID Grantors do grant, release and Quit Claim unto the said Grantee, its successors and assigns forever, all estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of them, the said Grantors of, into, or out of all the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Y. R. Bolin

George Kapuszcak
George Kapuszcak

Natalie Kapuszcak
Natalie Kapuszcak

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Strike out words and parts not applicable and initial.

If Attorney see footnote.

PROVINCE OF ONTARIO } XX WE George Kapuszcak and Natalie Kapuszcak
COUNTY OF YORK } of the City of Toronto
To Wit: } in the County of York

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. ~~XXXX~~ We were both of the full age of twenty-one years;

2. And that we are legally married to each other.

~~who also executed the within instrument of the full age of twenty-one years~~

~~XXXXXX~~

4. ~~XXXXXX~~

SWORN before me at the City
of Toronto
in the County of York
this 16-82 day of August
A.D. 19 66

George Kapuszcak
George Kapuszcak
Natalia Kapuszcak
Natalie Kapuszcak

Y.R. Botluk
A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for (State name) one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF YORK

I, Y.R. BOTLUK
of the City of Toronto
in the County of York, Solicitor for the Grantors
named in the within (or annexed) transfer make oath and say:

To Wit:

1. I am Solicitor for the Grantors
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	<u>11,000.00</u>
(b) Property transferred in exchange; Equity value	\$	<u>NIL</u>
Encumbrances	\$	<u>NIL</u>
(c) Securities transferred to the value of	\$	<u>NIL</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<u>NIL</u>
(e) Monies secured by mortgage under this transaction	\$	<u>NIL</u>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	<u>NIL</u>

Total consideration \$ 11,000.00

4. If consideration is nominal, is the transfer for natural love and affection? N/A

5. If so, what is the relationship between Grantor and Grantee? AA

6. Other remarks and explanations, if necessary N/A

all blanks must be filled in.

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

Sworn before me at the City
of Toronto
in the County of York
this 17th
day of August

A.D. 19 66

Y.R. Botluk
Commissioner, etc.

No. 88288 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 4.03 o'clock P.M. of the 23rd AUG 1966

J. J. [Signature]
REGISTRAR

243-1266
65

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATE

88288 W.A.
Dated August 22nd, 1966.

ROMAN OLARNYK and ZOFIA OLARNYK

24.60 TO

THE CORPORATION OF THE CITY OF TORONTO

Address:

Deed of Land

SITUATE
Part of Lot 3, Plan 65, 18 1/2 Augusta Avenue, Toronto.

Dye & Durham, Limited, 10 Adelaide Street West, Toronto, Canada
Law and Commercial Stationery

403
AUG 23 1966
RETURN TO

City St.

R. M. KOSTUK, B.A.
BARRISTER AND SOLICITOR
527A BLOOR STREET WEST
TORONTO 4, ONTARIO

THIS INSTRUMENT IS THE PROPERTY OF THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF TORONTO
TORONTO 2.11.

A Commissioner for taking Affidavits, etc.

SWORN before me at the
of _____ in the County
of _____ this _____
day of _____ A.D. 19 _____

3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said part _____ at the _____ of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____

TO WIT:
OF _____
I, _____ of the _____
in the _____
make oath and say:

A Commissioner for taking Affidavits, etc.

Ed [Signature]
SWORN before me at the _____ City _____
of _____ in the County _____
of _____ this _____
day of _____ A.D. 1966.

4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said parties at the _____ City _____ of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by Roman Olarnyk and Zofia Olarnyk

TO WIT:
COUNTY OF YORK
I, Roy Michael Kostuk
of the _____ City _____
of _____ in the _____
make oath and say:

This Indenture

made (in duplicate) the 22nd day of August,
one thousand nine hundred and sixty-six.

In Pursuance of The Short Forms of Conveyances Act

Between

Dye & Durham
Limited
Toronto, Canada

Form 1 to 4

ROMAN OLARNYK, Esquire, and ZOFIA OLARNYK,
his wife, both of the City of Toronto, in
the County of York, as joint tenants and
not as tenants in common,

hereinafter called the Grantors

of the FIRST PART,

and

THE CORPORATION OF THE CITY OF TORONTO,

hereinafter called the Grantee

of the SECOND PART.

Witnesseth that in consideration of twelve thousand three
hundred-----

----- (\$12,300.00)----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged),
the said Grantors ~~Do~~ Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the City of Toronto, in the County of
York, and Province of Ontario; and being composed of part of
Lot 3 on the north side of Queen Street West according to a
plan filed in the Registry Office for the City of Toronto as
No. 65; which said parcel may be more particularly known and
described as follows:

COMMENCING at a point in the westerly limit of August Avenue,
formerly Ester Street, as widened by Deed No. 16143 B, said
point being distant one hundred and fifty-eight feet three
inches (158'3") measured northerly thereon from the northerly
limit of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as
widened aforesaid, north 17 degrees 40 minutes west, eighteen
feet ten inches (18'10");

THENCE WESTERLY to and along the centre line of partition wall
between the dwellings standing in 1955 on the herein described
parcel and the parcel immediately to the south thereof,
south 73 degrees west, twenty-two feet six inches (22'6") to
the westerly face of the westerly wall of said dwelling.

THENCE continuing westerly south 74 degrees west along a fence line parallel to the northerly limit of Queen Street West, twenty-six feet three inches (26'3") to the easterly limit of a lane used as a right of way;

THENCE SOUTHERLY along the easterly limit of said lane, seventeen feet eleven inches (17'11") to a fence line running easterly therefrom;

THENCE EASTERLY along the last mentioned fence line, to and along the centre line of partition wall between the dwellings on the herein described parcel and the parcel immediately to the south thereof, in all a distance of twenty-six feet six inches (26'6") to an angle in said centre line of said partition wall;

THENCE SOUTHERLY and parallel to the westerly limit of Augusta Avenue, along said centre line of wall one foot seven and one-half inches (1'7½") to an angle therein;

THENCE EASTERLY along said centre line of said wall north seventy-three degrees east, fifteen feet eleven inches (15'11") to an angle therein;

THENCE NORTH 58 degrees east along said centre line of wall three feet four inches (3'4") to an angle therein;

THENCE continuing easterly along the centre line of said partition wall, north 73 degrees east, two feet nine inches (2'9") to the point of commencement.

TOGETHER WITH a right of way at all times for all persons entitled thereto, over, along and upon those parts of Lots 2 and 3 according to said Plan No. 65 and now used as a lane, which said parcel may be more particularly known and described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue, formerly Esther Street, as widened by Deed No. 16143 B, said point being distant one hundred and three feet seven inches (103'7") measured northerly thereon from the northerly limit of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as widened aforesaid, ten feet (10'), to the northerly limit of said lane running westerly from the westerly limit of Augusta Avenue;

THENCE WESTERLY along the existing northerly limit of said lane, forty-eight feet five inches (48'5");

THENCE NORTHERLY along a fence line, being the easterly limit of said lane, north 17 degrees 46 minutes west, one hundred and thirty-eight feet eight and one-half inches (138'8½") more or less to the southerly limit of Wolseley Street, formerly Charles Street;

THENCE WESTERLY along the southerly limit of Wolseley Street, nine feet three inches (9'3") to the westerly limit of said Lot 2;

THENCE SOUTHERLY along the westerly limit of said lane, being the westerly limits of Lots 2 and 3, one hundred and forty-eight feet eight and one-half inches (148'8½") more or less to a point distant one hundred and three feet seven inches (103'7") measured northerly thereon from the northerly limit of Queen Street West;

THENCE EASTERLY along the southerly limit of said lane, and parallel to the northerly limit of Queen Street West, fifty-seven feet seven and three-quarter inches (57'7 ¾") to the point of commencement.

And the said Grantors do grant, release and quit claim unto the said Grantee its successors and assigns forever all their estate, right, title, interest, claims and demands whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of them the said Parties of the First Part, of, in, to or out of all and singular the lands abutting the said lands hereinbefore described.

To have and to hold unto the said Grantee its heirs and assigns, to and for it and their sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantor s **Covenant** with the said Grantee **That** t he y
ha ve the right to convey the said lands to the said Grantee notwithstand-
ing any act of the said Grantors .

And that the said Grantee shall have quiet possession of the said lands,
free from all encumbrances.

And the said Grantor s **Covenant** with the said Grantee that t he y
will execute such further assurances of the said lands as may be requisite.

And the said Grantor s **Covenant** with the said Grantee that t he y
have done no act to encumber the said lands.

And the said Grantor s **Release** to the said Grantee **All**
claims upon the said lands.

In **Witness Whereof** the said parties hereto have hereunto set
their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

[Signature]

Roman Champ
S Champ



Strike out
words and
parts not
applicable
and initial.

If Attorney
see footnote.

1. ~~XXXX~~ of the full age of twenty-one years;
We were both

who also executed the within instrument of the FD-302a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, 2p, 2q, 2r, 2s, 2t, 2u, 2v, 2w, 2x, 2y, 2z, 3a, 3b, 3c, 3d, 3e, 3f, 3g, 3h, 3i, 3j, 3k, 3l, 3m, 3n, 3o, 3p, 3q, 3r, 3s, 3t, 3u, 3v, 3w, 3x, 3y, 3z, 4a, 4b, 4c, 4d, 4e, 4f, 4g, 4h, 4i, 4j, 4k, 4l, 4m, 4n, 4o, 4p, 4q, 4r, 4s, 4t, 4u, 4v, 4w, 4x, 4y, 4z, 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h, 5i, 5j, 5k, 5l, 5m, 5n, 5o, 5p, 5q, 5r, 5s, 5t, 5u, 5v, 5w, 5x, 5y, 5z, 6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h, 6i, 6j, 6k, 6l, 6m, 6n, 6o, 6p, 6q, 6r, 6s, 6t, 6u, 6v, 6w, 6x, 6y, 6z, 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k, 7l, 7m, 7n, 7o, 7p, 7q, 7r, 7s, 7t, 7u, 7v, 7w, 7x, 7y, 7z, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8i, 8j, 8k, 8l, 8m, 8n, 8o, 8p, 8q, 8r, 8s, 8t, 8u, 8v, 8w, 8x, 8y, 8z, 9a, 9b, 9c, 9d, 9e, 9f, 9g, 9h, 9i, 9j, 9k, 9l, 9m, 9n, 9o, 9p, 9q, 9r, 9s, 9t, 9u, 9v, 9w, 9x, 9y, 9z, 10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h, 10i, 10j, 10k, 10l, 10m, 10n, 10o, 10p, 10q, 10r, 10s, 10t, 10u, 10v, 10w, 10x, 10y, 10z, 11a, 11b, 11c, 11d, 11e, 11f, 11g, 11h, 11i, 11j, 11k, 11l, 11m, 11n, 11o, 11p, 11q, 11r, 11s, 11t, 11u, 11v, 11w, 11x, 11y, 11z, 12a, 12b, 12c, 12d, 12e, 12f, 12g, 12h, 12i, 12j, 12k, 12l, 12m, 12n, 12o, 12p, 12q, 12r, 12s, 12t, 12u, 12v, 12w, 12x, 12y, 12z, 13a, 13b, 13c, 13d, 13e, 13f, 13g, 13h, 13i, 13j, 13k, 13l, 13m, 13n, 13o, 13p, 13q, 13r, 13s, 13t, 13u, 13v, 13w, 13x, 13y, 13z, 14a, 14b, 14c, 14d, 14e, 14f, 14g, 14h, 14i, 14j, 14k, 14l, 14m, 14n, 14o, 14p, 14q, 14r, 14s, 14t, 14u, 14v, 14w, 14x, 14y, 14z, 15a, 15b, 15c, 15d, 15e, 15f, 15g, 15h, 15i, 15j, 15k, 15l, 15m, 15n, 15o, 15p, 15q, 15r, 15s, 15t, 15u, 15v, 15w, 15x, 15y, 15z, 16a, 16b, 16c, 16d, 16e, 16f, 16g, 16h, 16i, 16j, 16k, 16l, 16m, 16n, 16o, 16p, 16q, 16r, 16s, 16t, 16u, 16v, 16w, 16x, 16y, 16z, 17a, 17b, 17c, 17d, 17e, 17f, 17g, 17h, 17i, 17j, 17k, 17l, 17m, 17n, 17o, 17p, 17q, 17r, 17s, 17t, 17u, 17v, 17w, 17x, 17y, 17z, 18a, 18b, 18c, 18d, 18e, 18f, 18g, 18h, 18i, 18j, 18k, 18l, 18m, 18n, 18o, 18p, 18q, 18r, 18s, 18t, 18u, 18v, 18w, 18x, 18y, 18z, 19a, 19b, 19c, 19d, 19e, 19f, 19g, 19h, 19i, 19j, 19k, 19l, 19m, 19n, 19o, 19p, 19q, 19r, 19s, 19t, 19u, 19v, 19w, 19x, 19y, 19z, 20a, 20b, 20c, 20d, 20e, 20f, 20g, 20h, 20i, 20j, 20k, 20l, 20m, 20n, 20o, 20p, 20q, 20r, 20s, 20t, 20u, 20v, 20w, 20x, 20y, 20z, 21a, 21b, 21c, 21d, 21e, 21f, 21g, 21h, 21i, 21j, 21k, 21l, 21m, 21n, 21o, 21p, 21q, 21r, 21s, 21t, 21u, 21v, 21w, 21x, 21y, 21z, 22a, 22b, 22c, 22d, 22e, 22f, 22g, 22h, 22i, 22j, 22k, 22l, 22m, 22n, 22o, 22p, 22q, 22r, 22s, 22t, 22u, 22v, 22w, 22x, 22y, 22z, 23a, 23b, 23c, 23d, 23e, 23f, 23g, 23h, 23i, 23j, 23k, 23l, 23m, 23n, 23o, 23p, 23q, 23r, 23s, 23t, 23u, 23v, 23w, 23x, 23y, 23z, 24a, 24b, 24c, 24d, 24e, 24f, 24g, 24h, 24i, 24j, 24k, 24l, 24m, 24n, 24o, 24p, 24q, 24r, 24s, 24t, 24u, 24v, 24w, 24x, 24y, 24z, 25a, 25b, 25c, 25d, 25e, 25f, 25g, 25h, 25i, 25j, 25k, 25l, 25m, 25n, 25o, 25p, 25q, 25r, 25s, 25t, 25u, 25v, 25w, 25x, 25y, 25z, 26a, 26b, 26c, 26d, 26e, 26f, 26g, 26h, 26i, 26j, 26k, 26l, 26m, 26n, 26o, 26p, 26q, 26r, 26s, 26t, 26u, 26v, 26w, 26x, 26y, 26z, 27a, 27b, 27c, 27d, 27e, 27f, 27g, 27h, 27i, 27j, 27k, 27l, 27m, 27n, 27o, 27p, 27q, 27r, 27s, 27t, 27u, 27v, 27w, 27x, 27y, 27z, 28a, 28b, 28c, 28d, 28e, 28f, 28g, 28h, 28i, 28j, 28k, 28l, 28m, 28n, 28o, 28p, 28q, 28r, 28s, 28t, 28u, 28v, 28w, 28x, 28y, 28z, 29a, 29b, 29c, 29d, 29e, 29f, 29g, 29h, 29i, 29j, 29k, 29l, 29m, 29n, 29o, 29p, 29q, 29r, 29s, 29t, 29u, 29v, 29w, 29x, 29y, 29z, 30a, 30b, 30c, 30d, 30e, 30f, 30g, 30h, 30i, 30j, 30k, 30l, 30m, 30n, 30o, 30p, 30q, 30r, 30s, 30t, 30u, 30v, 30w, 30x, 30y, 30z, 31a, 31b, 31c, 31d, 31e, 31f, 31g, 31h, 31i, 31j, 31k, 31l, 31m, 31n, 31o, 31p, 31q, 31r, 31s, 31t, 31u, 31v, 31w, 31x, 31y, 31z, 32a, 32b, 32c, 32d, 32e, 32f, 32g, 32h, 32i, 32j, 32k, 32l, 32m, 32n, 32o, 32p, 32q, 32r, 32s, 32t, 32u, 32v, 32w, 32x, 32y, 32z, 33a, 33b, 33c, 33d, 33e, 33f, 33g, 33h, 33i, 33j, 33k, 33l, 33m, 33n, 33o, 33p, 33q, 33r, 33s, 33t, 33u, 33v, 33w, 33x, 33y, 33z, 34a, 34b, 34c, 34d, 34e, 34f, 34g, 34h, 34i, 34j, 34k, 34l, 34m, 34n, 34o, 34p, 34q, 34r, 34s, 34t, 34u, 34v, 34w, 34x, 34y, 34z,

2. X7 was legally married to the person named there in as my wife/husband. X7

ZXZXZXZXZXZXZXZXZXZXZXZXZXZXZX

SEVERALLY

SWORN before me at the _____ City _____

of Toronto

in the County of York,

In the _____
this 22nd, _____ day of August

A.D. 19 66.

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

IN THE MATTER OF THE LAND TRANSFER TAX ACT

I, **ROY, MICHAEL KOSTUK**
of the **City of Toronto**
in the County of **York** **do hereby** for the **grantee**
named in the within (or annexed) transfer make oath and say:

To Wit:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am collector for the grants
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 12,300.-
-------------------------	-------------

(b) Property transferred in exchange; Equity value \$ \$ 200

Encumbrances	\$		\$	NIL
--------------	----	--	----	-----

(c) Securities transferred to the value of \$ nil

(d) Balances of existing encumbrances with interest owing at date of transfer \$ 10K

(c) Monies secured by mortgage under this transaction \$ 21

(f) Liens, annuities and maintenance charges to which transfer is subject \$ nil

Total consideration \$ 12,300.

4. If consideration is nominal, is the transfer for natural love and affection?.....

5. If so, what is the relationship between Grantor and Grantee?

6. Other remarks and explanations, if necessary

Sworn before me at the City
of Trenton
in the County of York
this 22nd
day of August

A.D. 19 66

~~A Commissioner, etc.~~

all
blanks
must
be filled
in.

No. 88331 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 2.11

2nd AUG 30 1966

REGISTRAR

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATE

243-163
-65 City

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF TORONTO
TORONTO

Dated August 26th 1966

88331

W.A.

IVAN MISKO and
NADIA MISKO

TO 34630

THE CORPORATION OF THE CITY OF
TORONTO

Address:

Deed of Land

SITUATE

16 August Ave

Dye & Dunham Limited - Toronto, Canada
Printers to the Legal Profession

AUG 30 1966

RETURN TO

L.A. Litwin,
Barrister & Solicitor,
575 Queen St. West,
Toronto, Ontario.

A Commissioner for taking Affidavits, etc.

day of August 1966
of this
in the County

SWORN before me at the
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said part at the of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

TO WIT:
OF
I, of the of the in the
make oath and say:

A Commissioner for taking Affidavits, etc.

day of August 1966
of this
in the County

SWORN before me at the City
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said parties at the City of Toronto

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by Ivan Misiko and Nadia Misiko

TO WIT:
County OF York
I, of the City of Toronto in the
make oath and say:

This Indenture

made (in duplicate) the 26th day of August
one thousand nine hundred and Sixty-Six

In Pursuance of The Short Forms of Conveyances Act

Between

IVAN MISKO, of the City of Toronto, in the County
of York, and NADIA MISKO, his wife, of the same
place as joint tenants,

hereinafter called the Grantors
OF THE FIRST PART

THE CORPORATION OF THE CITY OF TORONTO,

hereinafter called the Grantee
OF THE SECOND PART

Witnesseth that in consideration of other good and valuable

consideration and the sum of TWO-----

-----(\$2.00)----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged),
the said Grantors Do Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the City of Toronto, in the County of York and
Province of Ontario; and being composed of part of lot 3 on the north side
of Queen Street West according to a plan filed in the Registry Office for
the City of Toronto as No. 65; which said parcel may be more particularly
known and described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue, formerly
Esther Street, as widened by Deed No. 16143 B, said point being distant
127 feet 11½ inches measured northerly thereon from the northerly limit
of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as widened
aforesaid, north 17 degrees 40 minutes west, 13 feet 11½ inches;

THENCE WESTERLY to and along the centre line of partition wall between the
dwellings standing in 1955 on the herein described parcel and the parcel
immediately to the north thereof, south 73 degrees west 22 feet 6 inches
to the westerly face of the westerly wall of said dwellings;

THENCE NORTHERLY along the westerly face of the westerly wall of said
dwellings 9 inches to a fence line running westerly therefrom;

THENCE WESTERLY along said fence line, 26 feet 3 inches to the easterly limit of a lane used as a right of way;

THENCE SOUTHERLY along the easterly limit of said lane, 15 feet 8½ inches to a fence line running easterly therefrom;

THENCE EASTERLY along the last mentioned fence line to and along the centre line of partition wall between the dwellings on the herein described parcel and the parcel immediately to the south thereof, north 73 degrees east in all a distance of 30 feet 4 inches to an angle therein;

THENCE SOUTHERLY along the centre line of said partition wall and parallel to Augusta Avenue, 2 inches to an angle therein;

THENCE continuing easterly along the centre line of said partition wall north 73 degrees east, 18 feet 3 inches to the point of commencement.

TOGETHER WITH A RIGHT OF WAY at all times for all persons entitled thereto, over, along and upon those parts of Lots 2 and 3 according to said plan No. 65 and now used as a lane, which said parcel may be more particularly known and described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue, formerly Esther Street, as widened by Deed No. 16143B, said point being distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West; THENCE NORTHERLY along the westerly limit of Augusta Avenue as widened aforesaid, 10 feet; to the northerly limit of said lane running westerly from the westerly limit of Augusta Avenue;

THENCE WESTERLY along the existing northerly limit of said lane, 48 feet 5 inches; THENCE NORTHERLY along a fence line, being the easterly limit of said lane, north 17 degrees 46 minutes west, 138 feet 8½ inches more or less to the southerly limit of Woolseley Street, formerly Charles Street;

THENCE WESTERLY along the southerly limit of Woolseley Street, 9 feet 3 inches to the westerly limit of said Lot 2;

THENCE SOUTHERLY along the westerly limit of said lane, being the westerly limits of Lots 2 and 3, 148 feet 8½ inches more or less to a point distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE EASTERLY along the southerly limit of said lane, and parallel to the northerly limit of Queen Street West, 57 feet 7¼ inches to the point of commencement.

To have and to hold unto the said Grantee its heirs and assigns, to and for its their sole and only use for ever. **Subject** **Nevertheless** to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantors ~~Cobenant~~ with the said Grantee ~~That~~ they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantors ~~Cobenant~~ with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors ~~Cobenant~~ with the said Grantee that they have done no act to encumber the said lands.

And the said Grantors ~~Release~~ to the said Grantee ~~All~~ their claims upon the said lands.

AND the said Grantors do grant, release and quit claim unto the said grantee its successors and assigns forever all estate, right, title interest claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of them the said Grantors of, in, to or out of all the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

M. Kowalenko

Ivan Misko
Ivan Misko

Nadia Misko
Nadia Misko

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Strike out words and parts not applicable and initial.

If Attorney see footnote.

PROVINCE OF ONTARIO } I/WE IVAN MISKO
COUNTY OF York } of the City of Toronto
To Wit: } in the County of York

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that NADIA MISKO

who also executed the within instrument was of the full age of twenty-one years

3. I was legally married to the person named therein as my wife ~~Atorbered~~;

4. ~~I was married to the person named therein~~

SWORN before me at the City
of Toronto
in the County of York
this 26th day of August
A.D. 19 66

G. W. L. H. N. 10

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF York

I, Ivan Misko
of the City of Toronto
in the County of York for the
named in the within (or annexed) transfer make oath and say:

To Wit:

1. I am one of the grantors
named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	<u>10,600</u>
(b) Property transferred in exchange; Equity value	\$	<u>nil</u>
Encumbrances	\$	<u>nil</u>
(c) Securities transferred to the value of	\$	<u>nil</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<u>nil</u>
(e) Monies secured by mortgage under this transaction	\$	<u>nil</u>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	<u>nil</u>
Total consideration	\$	<u>10,600</u>
4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

all blanks must be filled in.

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

Sworn before me at the City
of Toronto
in the County of York
this 26th
day of August

A.D. 19 66
A Commissioner, etc.

G. W. L. H. N. 10

No. 88489 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 2.39 P.M. of the 15 SEP 1966

[Signature]
REGISTRAR

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATE

[Handwritten notes:]
P. 63
lot 3 A.
City
Unbottled lot 3A
to rear (see lot 2 in Deed)

THIS INSTRUMENT IS THE PROPERTY OF THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF TORONTO
[Stamp: 1966]

Dated 7th September, 1966

88489 W.A.

HRTHORIJ GOSHULAK and TETIANA GOSHULAK

THE CORPORATION OF THE CITY OF TORONTO

Address: City Hall, Toronto 1, Ontario.

Deed of Land

SITUATE

Part Lot 3, Plan 65, Torontop being 14 Augusta Avenue, Toronto, Ont.

Dye & Durham Limited, 10 Adelaide Street West, Toronto, Law and Commercial Stationers

[Handwritten:] 50 GOLDSMITH, & CASWELL, BARRISTERS & SOLICITORS, BOARD OF TRADE BLDG. 11-13 ADELAIDE STREET WEST TORONTO 1, ONTARIO

RETURN TO

[Handwritten:] 10 R. C. C. City Hall

A Commissioner for taking Affidavits, etc.

day of _____ of _____ in the County _____ A.D. 19 _____

SWORN before me at the _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said part _____ of the parties thereto.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____

My Commission expires on the 1st. Dec., 1967.
DUNCAN GOLDSMITH & CASWELL, Barristers.
for taking Affidavits, County of York, for HELEN ELEANOR GOSHULAK, a Commissioner

day of _____ of _____ in the County _____ A.D. 19 66.

SWORN before me at the _____ City _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

2. THAT the said Instrument and duplicate were executed by the said parties at the _____ City _____

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____

TO WIT:
County of YORK
City of _____
of the _____
In the _____
make oath and say:
MECHANIC
YORK, _____
of _____
County _____
City _____
of the _____
In the _____
BOHDAN GOSHULAK

HRTHORIJ GOSHULAK and TETIANA GOSHULAK BY HER ATTORNEY, HRTHORIJ GOSHULAK TWO of the parties thereto

This Indenture

made (in duplicate) the 7th day of September,
one thousand nine hundred and sixty-six.

In Pursuance of The Short Forms of Conveyances Act

Between

HRYHORIJ GOSHULAK, of the City of
Toronto, in the County of York,
Esquire, and TETIANA GOSHULAK, his
wife, of the same place, as joint
tenants and not as tenants in common,

(hereinafter called the "GRANTORS"),

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF TORONTO,

(hereinafter called the "GRANTEE"),

OF THE SECOND PART

W H E R E A S the said Tetiana Goshulak did, by instrument
dated the 1st day of September, 1966 and registered in the
Registry Office for the Registry Division of Toronto on the
14th day of September, 1966 as No. 143167 G.R., appoint her
husband, the said Hryhorij Goshulak, her attorney to execute
the within conveyance on her behalf.

Witnesseth that in consideration of other good and valuable

consideration and of the sum of TWO * * * * *

* * * * * (\$2.00) * * Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged), they
the said Grantors Do Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the City of Toronto, in the County of
York and Province of Ontario, and being composed of part of Lot
3 on the north side of Queen Street West, according to a Plan
filed in the Registry Office for the City of Toronto as No. 65,
which said parcel may be more particularly described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue,
formerly Esther Street, as widened by Deed No. 16143B, said
point being distant 113 feet 7 inches measured northerly thereon
from the northerly limit of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as
widened aforesaid, north 17 degrees 40 minutes west, 14 feet 4½
inches;

THENCE WESTERLY to and along the center line of partition wall between the dwelling standing in 1955 on the herein described parcel and the parcel immediately to the north thereof, south 73 degrees west, 18 feet 3 inches to an angle therein;

THENCE NORTHERLY along said center line of partition wall and parallel to Augusta Avenue, 2 inches to an angle therein;

THENCE WESTERLY and continuing along the center line of said partition wall, south 73 degrees west and continuing westerly along a fence line in all a distance of 30 feet 4 inches to the easterly limit of a lane used as a right-of-way;

THENCE SOUTHERLY along the easterly limit of said lane, 13 feet 3½ inches to a point distant 113 feet 7 inches measured northerly from the northerly limit of Queen Street West;

THENCE EASTERLY along the existing northerly limit of said lane, 48 feet 5 inches to the point of commencement.

TOGETHER WITH a right-of-way at all times for all persons entitled thereto over, along and upon those parts of Lots 2 and 3 according to said Plan No. 65 and now used as a lane, which said parcel may be more particularly known and described as follows:

COMMENCING at a point in the westerly limit of Augusta Avenue, formerly Esther Street, as widened by Deed No. 16143B, said point being distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE NORTHERLY along the westerly limit of Augusta Avenue as widened aforesaid, 10 feet; to the northerly limit of said lane running westerly from the westerly limit of Augusta Avenue;

THENCE WESTERLY along the existing northerly limit of said lane, 48 feet 5 inches;

THENCE NORTHERLY along a fence line, being the easterly limit of said lane, north 17 degrees 46 minutes west, 138 feet 8½ inches more or less to the southerly limit of Woolseley Street, formerly Charles Street;

THENCE WESTERLY along the southerly limit of Woolseley Street, 9 feet 3 inches to the westerly limit of said Lot 2;

THENCE SOUTHERLY along the westerly limit of said lane, being the westerly limits of lots 2 and 3, 148 feet 8½ inches more or less to a point distant 103 feet 7 inches measured northerly thereon from the northerly limit of Queen Street West;

THENCE EASTERLY along the southerly limit of said lane, and parallel to the northerly limit of Queen Street West, 57 feet 7 ¾ inches to the point of commencement.

To have and to hold unto the said Grantee its ^{successors} ~~heirs~~ and assigns, to and for its and their sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

FOR THE CONSIDERATION aforesaid the said Grantors hereby release, remise and forever discharge the said Grantee, its successors and assigns from and of all manner of actions, causes of action, debts, claims and demands whatsoever which against the said Grantee they ever had, now have or which their heirs, executors, administrators or assigns or any of them hereafter can, shall or may have for or by reason of the acquisition of the hereinbefore described lands by the said Grantee and/or any work done or to be done on the said lands in connection with the said acquisition.

The said Grantors ~~Cobenant~~ with the said Grantee That they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantors ~~Cobenant~~ with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors ~~Cobenant~~ with the said Grantee that they have done no act to encumber the said lands.

And the said Grantors ~~Release~~ to the said Grantee All their claims upon the said lands.

AND the said Grantors do grant, release and quit claim unto the said Grantee, its successors and assigns, forever all estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of them the said Grantors of, in, to or out of all the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

B. J. Goshulak

HRYPHORIJ GOSHULAK, in his
personal capacity and in his
aforesaid capacity as Attorney
for TETIANA GOSHULAK:-

H. Goshulak

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Strike out words and parts not applicable and initial.

If Attorney see footnote.

PROVINCE OF ONTARIO } I, ~~WR~~ HRYHORIJ GOSHULAK
COUNTY OF York } of the City of Toronto
To Wit: } in the County of York,

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that TETIANA GOSHULAK

who also executed the within instrument was of the full age of twenty-one years .

3. I was legally married to the person named therein as my wife ~~HUSKODX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

SWORN before me at the City
of Toronto
in the County of York ✓ SEPTEMBER
this 7TH day of October,
A.D. 1966.

H. Goshulak

H. Goshulak

A Commissioner for taking Affidavits, etc.
HELEN ELEANOR GOSHULAK, a Commissioner
NOTE: If Attorney substitute in space provided "I am Attorney for.....(State name).....,
one of the parties named therein and for she was of the full age of twenty-one years."
DUNCAN GOLDSMITH & CASWELL, Barristers.
My Commission expires on the 1st. Dec., 1967.

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF York

I, HRYHORIJ GOSHULAK
of the City of Toronto,
in the County of York, one of ~~WR~~ the grantors
named in the within (or annexed) transfer make oath and say:

To Wit:

1. I am one of the grantors
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 10,900.00
(b) Property transferred in exchange; Equity value	\$ nil
Encumbrances	\$ nil
(c) Securities transferred to the value of	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ nil

Total consideration \$ 10,900.00

4. If consideration is nominal, is the transfer for natural love and affection? N/A

5. If so, what is the relationship between Grantor and Grantee? N/A

6. Other remarks and explanations, if necessary N/A

all blanks must be filled in.

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

Sworn before me at the City
of Toronto
in the County of York
this 7TH day of SEPTEMBER
October, A.D. 1966.

H. Goshulak

H. Goshulak
A Commissioner, etc.

HELEN ELEANOR GOSHULAK, a Commissioner
for taking Affidavits, County of York, for
DUNCAN GOLDSMITH & CASWELL, Barristers.
My Commission expires on the 1st. Dec., 1967.

01/63 W.A.

Dated NOVEMBER 30th 1966

No. 89463 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 4.01

31 JAN 1967 M. of the 31

J. J. [Signature]
REGISTRAR

1/27
D 127
x 2 921.86A

JOAQUIM BARBOSA et ux

3633

- TO -

The Corporation of the City of Toronto

Deed of Land

re: Premises 7 Wolsely Street

401
JAN 31 1967

W. B. CALLOW, R.C.,
City Solicitor
CITY HALL,
TORONTO 1.

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF TORONTO
TORONTO

Sworn before me at the City of Toronto, in the County of York, the 31st day of January A.D. 1967

J. Abramovsky
A Commissioner, Etc.

1. THAT I was personally present and did see the within Instrument and Duplicate thereof duly signed, sealed and executed by Joaquim Barbosa and Maria Barbosa
2. THAT the said Instrument and Duplicate were executed by the said parties at the City of Toronto:-
3. THAT I know the said parties :-
4. THAT I am a subscribing Witness to the said Instrument and Duplicate:-

TO WIT:

County of York

J. JOSEPH ABRAMOVSKY
Notary in full
Borough North York

make oath and say:

of the City of Toronto, in the County of York,

Solicitor

Occupation

This Indenture

made (in duplicate) the 30th day of November
in the year of our Lord, one thousand nine hundred and sixty-six.

In Pursuance of the Short Forms of Conveyances Act:

Between

JOAQUIM BARBOSA and MARIA BARBOSA, his wife,
both of the City of Toronto, in the County of
York, AS JOINT TENANTS AND NOT AS TENANTS IN
COMMON,

hereinafter called the Grantors
of the First Part

- AND -

THE CORPORATION OF THE CITY OF TORONTO

hereinafter called the Grantee
of the Second Part

~~the wife of the said Grantor~~
~~hereinafter called the Party of the Third Part~~

Witnesseth that in consideration of FIFTEEN THOUSAND FIVE HUNDRED - - - -

- - - - - (\$15,500.00) - - - - -

- - - - - 00 Dollars

of lawful money of Canada now paid by the said Grantee to the said Grantors

(the receipt whereof is hereby by them acknowledged),

the said Grantors Do Grant unto the said Grantee in fee simple

All and Singular that certain parcel or tract of land and premises
situate, lying and being in the City of Toronto, in the County of York,
and Province of Ontario, and being composed of lot No. 7 on the
south side of Wolsely Street, formerly Monk Street, as shown
on a plan filed in the Registry Office for the Western Division
of the City of Toronto as No. D127.

060-456-024

The said Grantors ~~Covenant~~ with the said Grantee ~~That~~ they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And That the said Grantee shall have quiet possession of the said lands free from all encumbrances.

And the said Grantors ~~Covenant~~ with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors ~~Covenant~~ with the said Grantee that they have done no act to encumber the said lands.

And the said Grantors ~~Release~~ to the said Grantee ~~All~~ their claims upon the said land.

~~And the said party of the Third Part hereby has and do hereby have~~

And the said Grantors ~~do hereby~~ grant, release and quit claim unto the said Grantee its successors and assigns forever all estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of ~~him or her~~ them the said Grantors of, in, to or out of all the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set their respective hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

J. Abramsky

060-456-033

Joaquim Barbosa
JOAQUIM BARBOSA

Maria Barbosa
MARIA BARBOSA

THE REGISTRY ACT

THE DOWER ACT

PROVINCE OF ONTARIO
COUNTY OF YORK

Affidavit as to Marriage Status

To Wit:

Strike out
words and
parts not
applicable
and initial.

HUSBAND

WIFE

WE, JOAQUIM BARBOSA and MARIA BARBOSA, in the within instrument named make oath and say:
THAT at the time of the execution and delivery by ^{US} of the within instrument ^{we were} ~~XXXX~~ (married),
~~to each other~~, and of the full age of twenty-one years, ~~or~~
~~THAT at the time of the execution and delivery by one of the within instrument I was legally married~~
~~to XXXX and XXXX and age of twenty-one years~~
~~THAT XXXX and XXXX were legally married~~
~~to XXXX and XXXX and age of twenty-one years~~
~~THAT XXXX and XXXX were legally married~~
~~to XXXX and XXXX and age of twenty-one years~~
~~THAT XXXX and XXXX were legally married~~
~~to XXXX and XXXX and age of twenty-one years~~

SEVERALLY
SWORN before me at the City
of Toronto
in the County of York
this 28th day of Jan. A.D. 1967

A. Commissioner, etc.

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF YORK

To Wit:

I, HENRY PASTUSZAK
of the City of Toronto
in the County of York, a solicitor for the Grantee
named in the within (or annexed) transfer make oath and say:

This affidavit may
be made by the
purchaser or
vendor or by any
one acting for them
under power of
attorney or by an
agent accredited
in writing by the
purchaser or
vendor or by the
solicitor of either
of them

1. I am a solicitor for the Grantee
named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in
the consideration is as follows:

(a) Monies paid in cash	\$15,500.00
(b) Property transferred in exchange to the equity value of	\$ nil
(c) Securities transferred to the value of	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ nil
Total consideration	\$15,500.00
4. If consideration is nominal, is the transfer for natural love and affection ?
5. If so, what is the relationship between Grantor and Grantee ?
6. Other remarks and explanations, if necessary.

SWORN before me at the City
of Toronto
in the County of York
this 2nd day of December A.D. 1966

A. Commissioner, etc.

90829 W.A.

Dated AUGUST 16th 1967

90829 W.A.

certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 30

of 30 P.M. of the 30 AUG 1967

REGISTRAR

J. J. [Signature]

$\frac{3}{65}$

P. 64

M. Queen St.

(and 2 J. Charles St.)

JOAO FIRMINO MARTINS FRANCISCO

et ux

35736

The Corporation of the City of Toronto

Deed of Land
re: 22 Augusta Avenue

Form 35

230
AUG 30 1967

W. CALLOW, Q.C.,
City Solicitor
CITY HALL,
TORONTO 1.

IN THE MATTER OF THE LAND TRANSFER TAX ACT
and in relation to the Land Transfer Tax Act

Commissioner, Etc., Etc.

Mary [Signature]
sworn before me at the City of Toronto, in the County of York, the 29th day of AUGUST A.D. 1967.

1. THAT I was personally present and did see the within Instrument and Duplicate thereof duly signed, sealed and executed by Joao Firmino Martins Francisco and Bela Goncalves Francisco - two of - the parties thereto -
2. THAT the said Instrument and Duplicate were executed by the said parties at the City of Toronto:-
3. THAT I know the said parties:-
4. THAT I am a subscribing Witness to the said Instrument and Duplicate:-

TO WIT:

County of York

of the City of Toronto, in the County of York,

make oath and say:

Names in full

Occupation

THIS INSTRUMENT

IS THE PROPERTY OF

THE REGISTRY OFFICE FOR THE CITY DIVISION OF TORONTO.

ONTO. 6. M.E.

This Indenture

made (in duplicate) the 16th day of August
in the year of our Lord, one thousand nine hundred and sixty-seven
In Pursuance of the Short Forms of Conveyances Act:

Between

JOAO FIRMINO MARTINS FRANCISCO and BELA
GONCALVES FRANCISCO, his wife, both of
the City of Toronto, in the County of
York, AS JOINT TENANTS AND NOT AS TENANTS
IN COMMON, hereinafter called the Grantors
of the First Part

- AND -

THE CORPORATION OF THE CITY OF TORONTO

hereinafter called the Grantee
of the Second Part

~~the wife of the said Grantor~~
~~hereinafter called the Party of the Third Part~~

Witnesseth that in consideration of FIFTEEN THOUSAND - - - - -
- - - - - (\$15,000.00) - - - - -
- - - - - 00/100 Dollars
of lawful money of Canada now paid by the said Grantee to the said Grantors
(the receipt whereof is hereby by them acknowledged),
the said Grantors do Grant unto the said Grantee in fee simple

All and Singular that certain parcel or tract of land and premises
situate, lying and being in the City of Toronto, in the County of York
and Province of Ontario, being composed of part of Lot 3 on the
north side of Queen Street, according to a plan filed in the
Registry Office for the Registry Division of Toronto as No. 65
and part of lands formerly conveyed to H. Scadding and referred to
as Lot 2 on the south side of Charles Street (now Wolseley Street)
according to the said plan, the boundaries of the said parcel being
described as follows:

COMMENCING at a point in the southerly limit of Wolseley Street
distant 22 feet measured westerly therealong from the easterly limit
of the said Lot 2, the said point being also in the westerly limit
of Augusta Avenue (formerly Esther Street) as widened by Instrument
No. 16143B;

THENCE SOUTHERLY along the said westerly limit of Augusta Avenue 23 feet, $2\frac{1}{2}$ inches, to the easterly production of the centre line of the easterly part of the main division wall between the dwelling standing in April 1962 upon the lands herein described and the dwelling immediately adjoining to the south thereof;

THENCE WESTERLY along the said production and the said centre line 22 feet, 1 inch, more or less, to its intersection with the centre line of division wall running northerly;

THENCE NORTHERLY along the said centre line 1 foot, 6 inches, more or less, to its intersection with the centre line of the westerly part of the said division wall;

THENCE WESTERLY along the said centre line and its westerly production 13 feet, more or less, to the westerly face of the westerly wall of the aforesaid dwelling standing on the lands herein described;

THENCE NORTHERLY along the said westerly face of wall 4 inches, more or less, to the line of a board fence running westerly;

THENCE WESTERLY along the said line of fence and its westerly production 23 feet, $\frac{1}{2}$ inch, more or less, to the westerly limit of the said Lot 2;

THENCE NORTHERLY along the said westerly limit of Lot 2, 21 feet, $10\frac{1}{2}$ inches, more or less, to the said southerly limit of Wolseley Street;

THENCE EASTERLY along the said southerly limit of Wolseley Street 58 feet, $1\frac{1}{4}$ inches, more or less, to the Point of Commencement.

TOGETHER WITH a right-of-way over, along and upon the following described lands:

COMMENCING AT a point in the line of an old board fence distant 22 feet measured southerly therealong from its intersection with the southerly limit of Wolseley Street, the said point of intersection being distant 48 feet, $1\frac{1}{4}$ inches, measured westerly along the said southerly limit from the westerly limit of Augusta Avenue as widened by Instrument No. 16143B;

THENCE SOUTHERLY along the said line of fence 117 feet, $2\frac{1}{4}$ inches, more or less, to the line of a board fence running easterly;

THENCE EASTERLY along the line of said last mentioned fence, to and along the southerly face of the southerly wall of the dwelling known in April 1962 as No. 14 Augusta Avenue, in all a distance of 47 feet, 9½ inches, more or less, to the said westerly limit of Augusta Avenue;

THENCE SOUTHERLY along the said westerly limit of Augusta Avenue 9 feet, 5 inches, more or less, to a point distant 103 feet, 7 inches, measured northerly therealong from the northerly limit of Queen Street West;

THENCE WESTERLY in a straight line to and along the northerly face of an old frame shed to the westerly end thereof and continuing thence westerly in a straight line, in all a distance of 56 feet, 7 inches, more or less, to a point in the westerly limit of the said Lot 3 distant 148 feet, 8½ inches, measured southerly therealong from the said southerly limit of Wolseley Street;

THENCE NORTHERLY along the westerly limits of the said Lots 3 and 2, 126 feet, 10 inches, to a point distant 21 feet, 10½ inches, measured southerly therealong from the said southerly limit of Wolseley Street;

THENCE EASTERLY in a straight line 10 feet, ½ inch, more or less, to the Point of Commencement;

SUBJECT TO a right-of-way, over, along and upon the following described lands;

COMMENCING AT a point in the southerly limit of Wolseley Street distant 48 feet, 1¼ inches, measured westerly therealong from the westerly limit of Augusta Avenue as widened by Instrument No. 16143B;

THENCE SOUTHERLY to and along the line of an old board fence 22 feet;

THENCE WESTERLY in a straight line 10 feet, ½ inch, more or less, to a point in the westerly limit of the said Lot 2 distant 21 feet, 10½ inches, measured southerly therealong from the said southerly limit of Wolseley Street;

THENCE NORTHERLY along the said westerly limit of Lot 2, 21 feet, 10½ inches, to the said southerly limit of Wolseley Street;

THENCE EASTERLY along the said southerly limit of Wolseley Street 10 feet, more or less, to the Point of Commencement.

SUBJECT ALSO to the right to maintain in its present position that portion of the easterly part of the first storey division wall between the said dwelling standing on the lands herein described and the dwelling immediately adjoining to the south thereof, which said portion extends easterly from the herein before described centre line of division wall to the centre of the doorway between the said dwellings, and subject also to a right of way over, along and upon that part of the first storey of the said dwelling immediately to the south which lies between the said centre line and the said portion of division wall.

WHICH SAID parcel is shown on a Plan of Survey prepared by Harold Wheeler Associates, Ontario Land Surveyors, dated 12th April 1962.

To have and to hold unto the said Grantee its successor and assigns, to and for its and their sole and only use for ever. ~~Subject Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

For the Consideration aforesaid the said Grantor(s) hereby release(s) remise(s) and forever discharge(s) the said Grantee, its successors and assigns from and of all manner of actions, causes of action, debts, claims and demands whatsoever which against the said Grantee ~~he, she or they, it~~ ever had, now ~~has~~ (have) or which ~~his, hers or their, its~~ heirs, executors, administrators or assigns ~~(successors and assigns)~~ or any of them hereafter can, shall or may have for or by reason of the ~~expropriation~~ ^{acquisition} of the hereinbefore described lands by the said Grantee ~~by Ex. Law Number xxxxxxxxxxxxxxxxx~~ ^{passed the} ~~xxxxxxxxxxxxxxxxxxxxxx~~ ^{day of xxxxxxxxxxxxxxxxxxxxxxxxx} 19xx, and/or any work done or to be done on the said lands in connection with the said ~~expropriation~~ ^{acquisition}.

The said Grantors ~~Covenant~~ with the said Grantee ~~That~~ they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And That the said Grantee shall have quiet possession of the said lands free from all encumbrances.

And the said Grantors ~~Covenant~~ with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors ~~Covenant~~ with the said Grantee that they have done no act to encumber the said lands.

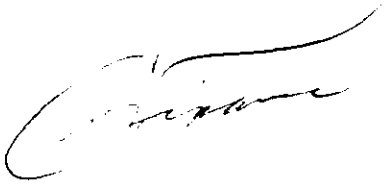
And the said Grantors ~~Release~~ to the said Grantee ~~All~~ their claims upon the said land.

~~And the said party of the Third Part hereby bars her power in the said lands~~

And the said Grantors do grant, release and quit claim unto the said Grantee its successors and assigns forever all estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of ~~him or her~~ them the said Grantors of, in, to or out of all the lands abutting the said lands hereinbefore described.

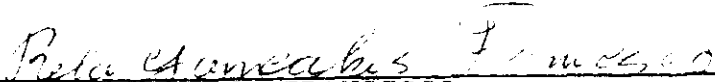
In Witness Whereof the said parties hereto have hereunto set their respective hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF



167-456-033


JOAO FIRMINO MARTINS FRANCISCO


BELA GONCALVES FRANCISCO

THE REGISTRY ACT

THE DOWER ACT

PROVINCE OF ONTARIO
COUNTY OF YORK

Affidavit as to Marriage Status

To Wit:

WE, JOAO FIRMINO MARTINS FRANCISCO and BELA GONCALVES FRANCISCO

Strike out
words and
parts not
applicable
and initial.

HUSBAND

WIFE

in the within instrument named make oath and say:
US WE WERE
THAT at the time of the execution and delivery by ~~me~~ of the within instrument ~~XXXX~~ (married),
to each other we were both
~~XXXXXXXXXXXXXXXXXXXX~~ and of the full age of twenty-one years, ~~or~~

~~THAT at the time of the execution and delivery by me of the within instrument I was legally over-~~
~~18 years of age at the time of the execution and delivery by me of the within instrument~~
~~and of the full age of twenty-one years, or~~

~~THAT at the time of the execution and delivery by me of the within instrument I was legally married~~
~~to XXXXXXXXXXXXXXXXXXXXXXX the person whose name appears as my husband and~~
~~was of the full age of twenty-one years.~~

SEVERALLY
SWORN before me at the City
of Toronto
in the County of York
this 28th day of AUGUST A.D. 1967

Joao F. M. Francisco
Bela Goncalves Francisco
A Commissioner, etc.

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF YORK

I, HENRY PASTUSZAK
of the City of Toronto
in the County of York, a solicitor for the Grantee
named in the within (or annexed) transfer make oath and say:

To Wit:

This affidavit may
be made by the
purchaser or
vendor or by any
one acting for them
under power of
attorney or by an
agent accredited
in writing by the
purchaser or
vendor or by the
solicitor of either
of them

1. I am a solicitor for the Grantee
named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in
the consideration is as follows:

(a) Monies paid in cash	\$15,000.00
(b) Property transferred in exchange to the equity value of	\$ nil
(c) Securities transferred to the value of	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ nil
Total consideration	\$15,000.00

4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

SWORN before me at the City
of Toronto
in the County of York
this 29th day of AUGUST A.D. 1967
A Commissioner, etc.

Henry Pastuszak

111

No. 97766 W.A.

I certify that the within Instrument is duly Entered, Registered and Micro-filmed in the Registry Office for the Registry Division of Toronto at 11.58 o'clock A.M. of the 26 day of JAN A.D. 1971

REGISTRAR

Norman

6
D127
26286A LL

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

PROPERTY OF THE
REGISTRY OFFICE

gm

Dated February 14th

97766
9000
HELEN BAWOLINSKI ET AL.

TO 2467
THE CORPORATION OF THE
CITY OF TORONTO
Address:

Deed of Land
SITUATE
Lot 6, Plan 127, Toronto

Dye & Norman Limited - Toronto, Canada
Solicitors to the Legal Profession

RETURN TO City Solicitor

JAN 26 1971

ROMANKO AND LIBER
SOLICITORS & NOTARIES
SUITE 502, 372 BAY STREET
TORONTO, ONTARIO

TO WIT:
I, _____ of the _____
in the _____
make oath and say:
1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____
2. THAT the said Instrument and duplicate were executed by the said part _____ of the parties thereto, _____ of _____
3. THAT I know the said part _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.
SWORN before me at the _____ in the County _____ A.D. 19 _____ day of _____
A Commissioner for taking Affidavits, etc.

TO WIT:
I, JULIAN ROMANKO of the CITY OF TORONTO
SOLICITOR
make oath and say:
1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by JOHN LEWIS, BERNICE DIANNA LEWIS AND HELEN BAWOLINSKI
2. THAT the said Instrument and duplicate were executed by the said part _____ of the parties thereto, _____ of _____
3. THAT I know the said part _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.
SWORN before me at the _____ in the County _____ A.D. 19 67 day of _____
A Commissioner for taking Affidavits, etc.

Julian Romanko

A. REVENUE
IONMINISTÈRE DU REVENU NATIONAL
DIVISION DE L'IMPÔT

CANADA

ESTATE TAX ACT

LOI DE L'IMPÔT
SUR LES BIENS TRANSMIS PAR DÉCÈS

DISTRICT TAXATION OFFICE

Toronto

November 8, 1966

BUREAU DE DISTRICT D'IMPÔT

B 640992

CONSENT TO THE TRANSFER OF PROPERTY

PERMIS DE DISPOSER DE BIENS

Estate of Succession de William Lewczuk	Date of Death Date du décès Nov. 27, 1964
---	---

Consent is hereby given to the transfer, delivery,
and remitting of the following property:

Il est par les présentes permis de céder, livrer ou
remettre les biens indiqués ci-après:

Real Estate, Premises, 1000 Bloor Street Toronto, being lot 6, Plan
D-127, Toronto as described in Deed No. 13413 W.A.777

Any lien in respect of the aforesaid property cre-
ated under the provisions of Section 43 of the Estate
Tax Act is hereby discharged.

Est par les présentes libéré tout privilège sur les
biens susdits créé en vertu des dispositions de l'article 43
de la Loi de l'impôt sur les biens transmis par décès.

The description of the property covered by this
Consent is followed by three typed oblique strokes.
Any addition, alteration or erasure renders this
Consent null and void.

Trois traits obliques faits à la machine à écrire suivent
la désignation des biens visés par le présent permis.
Toute addition, modification ou rature rend le présent
permis nul et de nul effet.

DEPUTY MINISTER OF NATIONAL REVENUE FOR TAXATION
MINISTRE DU REVENU NATIONAL POUR L'IMPÔT

ORIGINAL

THIS INDENTURE made (in duplicate) this 14th day
February, one thousand nine hundred and sixty-seven.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N:

HELEN BAWOLINSKI, Married Woman, JOHN LEWIS,
Clerk, RUDY RACK, Chartered Accountant, all
of the Municipality of Metropolitan Toronto,
in the County of York, and THOMAS RAYMOND,
Sales Supervisor, of the Town of Brampton,
in the County of Peel, the next-of-kin of
Antonina Lewczuk, late of the City of Toronto
in the County of York, Housewife, deceased,
(hereinafter called the Grantors)

OF THE FIRST PART,

AND

THE CORPORATION OF THE CITY OF TORONTO,
(hereinafter called the Grantee)

OF THE SECOND PART,

AND

BERNICE DIANNA LEWIS, wife of the said JOHN
LEWIS and IRENE RAYMOND, wife of the said
Thomas Raymond,

(hereinafter called the Parties)

OF THE THIRD PART.

WHEREAS title to the lands and premises hereinafter more particu-
larly described stands registered in the name of Antonina Lewczuk;
AND WHEREAS the said Antonina Lewczuk died intestate on or about
the 26th day of November, 1930, leaving her surviving as her heirs-
at-law and next-of-kin the Parties hereto of the first part and
her husband William Lewczuk;
AND WHEREAS the said William Lewczuk died at the City of Toronto,
in the County of York on or about the 27th day of November, 1964,
testate and a widower, and by his Last Will and Testament he did
Devise and Bequeath the whole of his Estate to his daughter, Helen
Bawolinski and his son John Lewis in equal share;
AND WHEREAS the original Last Will and Testament of the said
William Lewczuk was registered at the Registry Office for the
Registry Division of Toronto on the 21 day of January, A. D. 1971,
as Instrument No. 165920 G. R.;

AND WHEREAS Certificate for Registration No. 358856 issued by the Treasurer of Ontario on the 4th day of November, 1966, and having reference to the Estate of Antonina Lewczuk was registered at the Registry Office for the Registry Division of Toronto on the 18th day of April, 1967, as Instrument No. 146048 G. R.;

AND WHEREAS Certificate for Registration No. 358857 issued by the Treasurer of Ontario on the 4th day of November, 1966, and having reference to the Estate of William Lewczuk was registered at the Registry Office for the Registry Division of Toronto on the 18th day of April, 1967, as Instrument No. 146049 G. R.;

AND WHEREAS Consent to the Transfer of Property No. B 640992 issued under the Estate Tax Act on the 8th day of November, 1966, and having reference to the Estate of William Lewczuk is hereto annexed,

W I T N E S S E T H that in consideration of other good and valuable consideration and the sum of -----

~~Two and no/100~~ (\$2.00) ----- Dollars

of lawful money of Canada now paid by the said Grantee to the said Grantors (the receipt whereof is hereby by them

acknowledged), the said Grantors Do Grant unto the said Grantee remise and forever discharge the said Grantee its successors and assigns from and of all manner of actions, causes of action, in fee simple.

B. 19 70.

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Toronto, in the County of York, and being lot number six fronting on Monk Street now Wolseley Street, in the said City of Toronto, as shewn on plan of lots registered in the registry office for the City of Toronto as "D" number 127.

To have and to hold unto the said Grantee its ^{successors} ~~heirs~~ and assigns, to and for their sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

FOR THE CONSIDERATION aforesaid the said Grantors hereby release, remise and forever discharge the said Grantee its successors and assigns from and of all manner of actions, causes of action, debts, claims and demands whatsoever which against the said Grantee they ever had, now have or which their heirs, executors, administrators or assigns or any of them hereafter can, shall or may have for or by reason of the acquisition of the hereinbefore described lands by the said Grantee and/or any work done or to be done on the said lands in connection with the said acquisition.

The said Grantors Covenant with the said Grantee That the y
ha vethe right to convey the said lands to the said Grantee notwithstand-
ing any act of the said Grantors.

And that the said Grantee shall have quiet possession of the said lands,
free from all encumbrances.

And the said Grantors Covenant with the said Grantee that the y
will execute such further assurances of the said lands as may be requisite.

And the said Grantors Covenant with the said Grantee that the y
have done no act to encumber the said lands.

And the said Grantors Release to the said Grantee All their
claims upon the said lands.

And the said Bernice Diana Lewis, wife of John Lewis, Dorothy Rack
wife of Rudy Rack and Irene Raymond wife of Thomas Raymond, Grantors
~~Wife of John Lewis, Dorothy Rack, wife of Rudy Rack and Irene Raymond~~ hereby bars her dower in the said lands.

AND the said Grantors do grant, release and quit claim unto the
said Grantee Its successors and assigns forever all estate, right
title, interest, claim and demand whatsoever both at law and in
equity or otherwise howsoever and whether in possession or
expectancy of them the said grantors of, in, to or out of all
the lands abutting the said lands hereinbefore described.

In Witness Whereof the said parties hereto have hereunto set
their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Homanko

P. Semanko

W. Bawlsinski
John Lewis
Bernice D. Lewis
Thomas Raymond
Constance Irene Raymond
Rudy Rack

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO } I/WE JOHN LEWIS
COUNTY OF YORK } of the CITY of TORONTO
To Wit: } in the County of YORK

Strike out
words and
parts not
applicable
and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

If Attorney
see footnote.

2. And that BERNICE DIANNA LEWIS, MY WIFE,

who also executed the within instrument is of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/~~XXXXXXXXXX~~

~~XX~~

SWORN before me at the City
of Toronto
in the County of York
this 8th day of May
A.D. 19 67

John Lewis

Commissioner
A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for..... (State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO } I/WE RUDY RACK
COUNTY OF YORK } of the CITY of TORONTO
To Wit: } in the County of YORK

Strike out
words and
parts not
applicable
and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years; and legally married to Dorothy Rack who is of the full age of Twenty-one years.

~~XX~~

2. I was legally married to the person named therein as my wife/~~XXXXXXXXXX~~

~~XX~~

SWORN before me at the City
of Toronto
in the County of York
this 28th day of JULY
A.D. 19 67

Rudy Rack

Commissioner
A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for..... (State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit of Execution of Documents

Dye & Durham Limited — Toronto, Canada
Printers to the Legal Profession
Form No. 347

COUNTY OF YORK } I, PAUL DEMIANENKO,
of the City of Toronto,
in the County of York,
To Wit: make oath and say

1. THAT I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by RUDY RACK,

one of the parties thereto

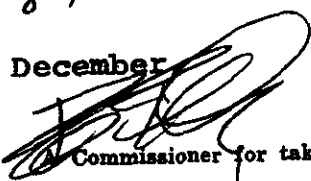
2. That the said Instrument and Duplicate were executed by the said party
at the City of Toronto.

3. That I know the said party

4. That I am a subscribing witness to the said Instrument and Duplicate

SWORN before me at the City
of Toronto,
in the County
of York,
this 8th.

day of December 19 70.


Commissioner for taking Affidavits, etc.



AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO
COUNTY OF YORK

I/KN RUDY RACK,
of the City of Toronto,
in the County of York.

Strike out
words and
parts not
applicable
and Initial

If Attorney
see footnote.

To Wit: in the within instrument named, make oath and say that ~~as the undersigned is a person of legal age and of sound mind and of the full age of twenty-one years;~~

1. ~~I am~~ of the full age of twenty-one years;

2. ~~And that~~

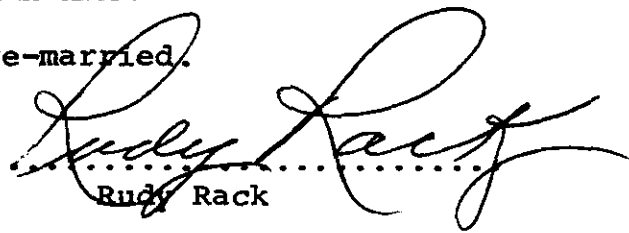
3. ~~I am not married, nor have I ever been married, nor am I now married;~~

4. I ~~am~~ ^{am} divorced/ ~~and have not re-married.~~ and have not re-married.

SWORN before me at the City
of Toronto,
in the County of York,
this 8th day of December,
A.D. 19 70.



A Commissioner for taking Affidavits, etc.


Rudy Rack

NOTE: If Attorney, substitute in space provided "I am Attorney for (State name), one of the parties named therein and he/she was of the full age of twenty-one years."

CANADA
PROVINCE OF ONTARIO

COUNTY

YORK

of

of the

CITY

of

TORONTO

in the

COUNTY

of

YORK

To Wit:

J. PAUL DEMIANENKO

Solicitor

make oath and say:

1. THAT I was personally present and did see the within Instrument and a duplicate duly signed, sealed and executed by RUDY RACK ~~AND DOROTHY RACK~~

One
TWO OF

the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said parties at the City of Toronto in the County of York

3. THAT I know the said parties.

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City

of Toronto

in the County of York

this 27th.

day of MARCH 1968

A Commissioner for taking Affidavits, &c.

CANADA
PROVINCE OF ONTARIO

COUNTY

YORK

of

of the

City

of

Toronto

in the

County

of

York

To Wit:

J. PAUL DEMIANENKO

Solicitor

make oath and say:

1. THAT I was personally present and did see the within Instrument and a duplicate duly signed, sealed and executed by THOMAS RAYMOND AND IRENE RAYMOND

TWO OF

the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said parties at the City of Toronto in the County of York

3. THAT I know the said parties.

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City

of Toronto

in the County of York

this 27th

day of MARCH 1968

A Commissioner for taking Affidavits, &c.

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO
COUNTY OF

I/WE

of the of

To Wit: in the County of

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that

who also executed the within instrument

of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/husband;

4. I was unmarried/divorced/widower.

SWORN before me at the

of

in the

this day of

A.D. 19

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for (State name) one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO

CITY OF TORONTO

To Wit:

I, HENRY PASTUEZAK D.C.L.
of the CITY OF TORONTO, IN THE MUNICIPALITY OF METROPOLITAN TORONTO
in the County of YORK, SOLICITOR for the GRANTORS GRANTED
named in the within (or annexed) transfer make oath and say:

1. I am SOLICITOR FOR THE GRANTORS GRANTED D.C.L.
named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	<u>7000⁰⁰</u>
(b) Property transferred in exchange; Equity value	\$	<u>NIL</u>
Encumbrances	\$	<u>NIL</u>
(c) Securities transferred to the value of	\$	<u>NIL</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<u>NIL</u>
(e) Monies secured by mortgage under this transaction	\$	<u>NIL</u>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	<u>NIL</u>
Total consideration	\$	<u>7000⁰⁰</u>
4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

all blanks must be filled in.

Sworn before me at the CITY

of TORONTO

in the County of YORK IN THE MUNICIPALITY OF METROPOLITAN TORONTO

this day of January A.D. 1981

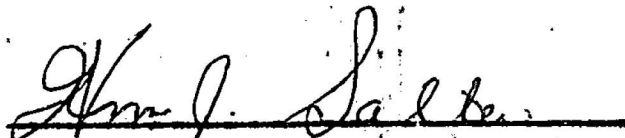
A Commissioner, etc.

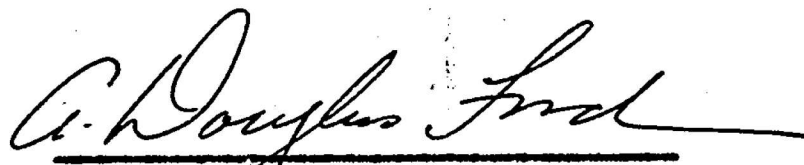
Henry Pastuszak

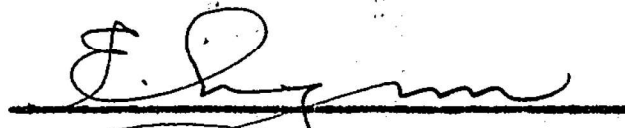
AMENDING NOTE

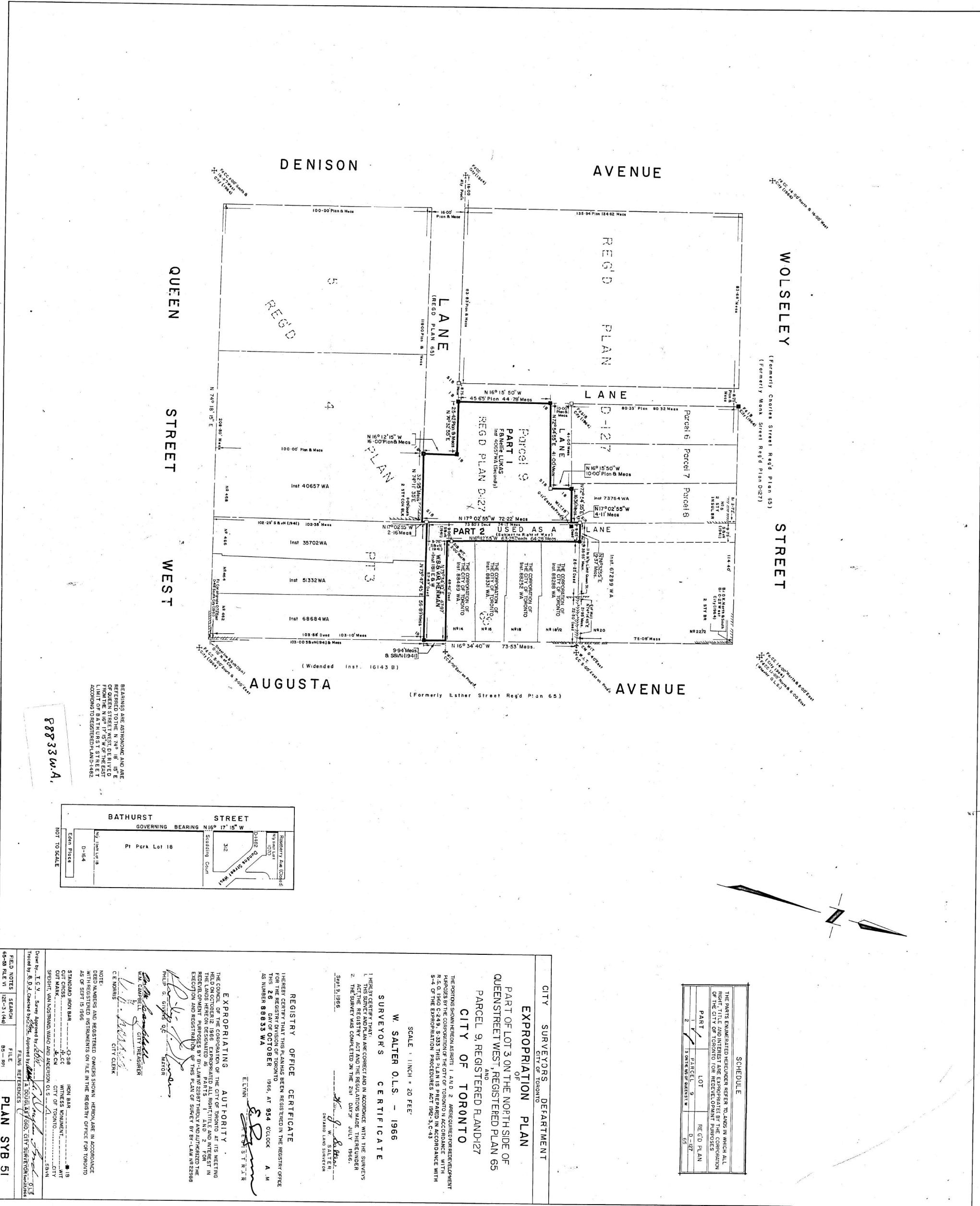
APRIL 7, 1967.

THE REFERENCE BEARING NORTH 74 DEGREES 18 MINUTES AND 15 SECONDS EAST AS SHOWN ON A PLAN OF EXPROPRIATION AND REGISTERED UNDER INSTRUMENT NO. 88833 W.A. INDICATED ON THE NORTH LIMIT OF QUEEN STREET WEST AND IN THE BEARING REFERENCE NOTE IS IN ERROR AND SHOULD READ NORTH 74 DEGREES 32 MINUTES AND 55 SECONDS EAST.


W. J. SALTER O.L.S.


A. DOUGLAS FORD O.L.S.
CITY SURVEYOR


E. LYNN REGISTRAR



SCHEDULE			
THE PARTS ENUMERATED HEREUNDER REFER TO LANDS IN WHICH ALL RIGHT, TITLE AND INTEREST ARE EXPROPRIATED BY THE CORPORATION OF THE CITY OF TORONTO FOR REDEVELOPMENT PURPOSES			
PART	LOT	REG'D PLAN	
1	1	127	
2	2	127	

CITY

SURVEYORS

DEPARTMENT

CITY OF TORONTO

EXPROPRIATION

PLAN

OF

PART OF LOT 3 ON THE NORTH SIDE OF

QUEEN STREET WEST, REGISTERED PLAN 65

AND

PARCEL 9, REGISTERED PLAN 127

CITY OF TORONTO

THE PORTIONS SHOWN HEREON AS PARTS 1 AND 2 ARE REQUIRED FOR REDEVELOPMENT PURPOSES BY THE CORPORATION OF THE CITY OF TORONTO IN ACCORDANCE WITH R.S.O. 1960 C-249, S. 333 THIS PLAN IS PREPARED IN ACCORDANCE WITH S-4 OF THE EXPROPRIATION PROCEDURES ACT 1962, C-43

SCALE : 1 INCH = 20 FEET

W. SALTER O.L.S. - 1966

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF JULY 1966.
Sept 9, 1966

REGISTRY OFFICE CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF TORONTO
THIS 26 DAY OF OCTOBER 1966, AT 9:54 O'CLOCK A.M.
AS NUMBER 88633 WA

E. LYNN

CITY ENGINEER

EXPROPRIATING AUTHORITY

THE COUNCIL OF THE CORPORATION OF THE CITY OF TORONTO, ITS MEETING HELD ON OCTOBER 12, 1966, EXPROPRIATED ALL RIGHT, TITLE AND INTEREST IN THE LANDS HEREON DESIGNATED AS PARTS 1 AND 2 FOR REDEVELOPMENT PURPOSES BY BY-LAW 22397 THIRTIETHLY AND AUTHORIZED THE EXECUTION AND REGISTRATION OF THIS PLAN OF SURVEY BY BY-LAW 22398

Philip G. Salter

Surveyor General

W.M. Campbell

CITY TREASURER

C.E. Morris

CITY CLERK

NOTE:

BEARINGS AND DISTANCES SHOWN HEREON ARE IN ACCORDANCE AS OF SEPT 15 1966

STANDARD IRON BAR

IRON BAR

WITNESS MONUMENT

CITY OF TORONTO

SPEIGHT, VAN NOSTRAND, WARD AND ANDERSON O.L.S.

Drawn by: I.C.V.

Survey Approved by: E.H.V.

Traced by: B.D.J. Checked by: J.M.L.

A 10061.557 (100.000) CITY SURVEYOR'S OFFICE

FILED NOTES

SEARCH

FILE

65-3-1460

85-3-1460

PLAN SYB 51

88833 WAF

43610

43610

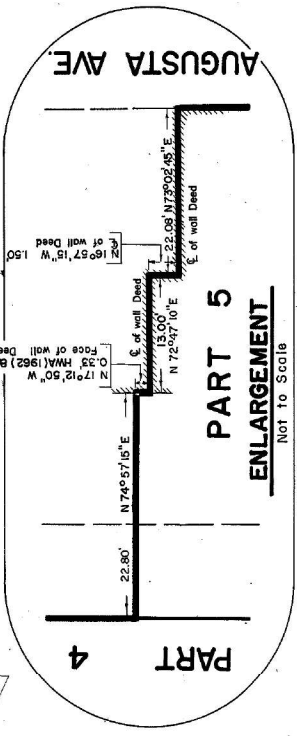
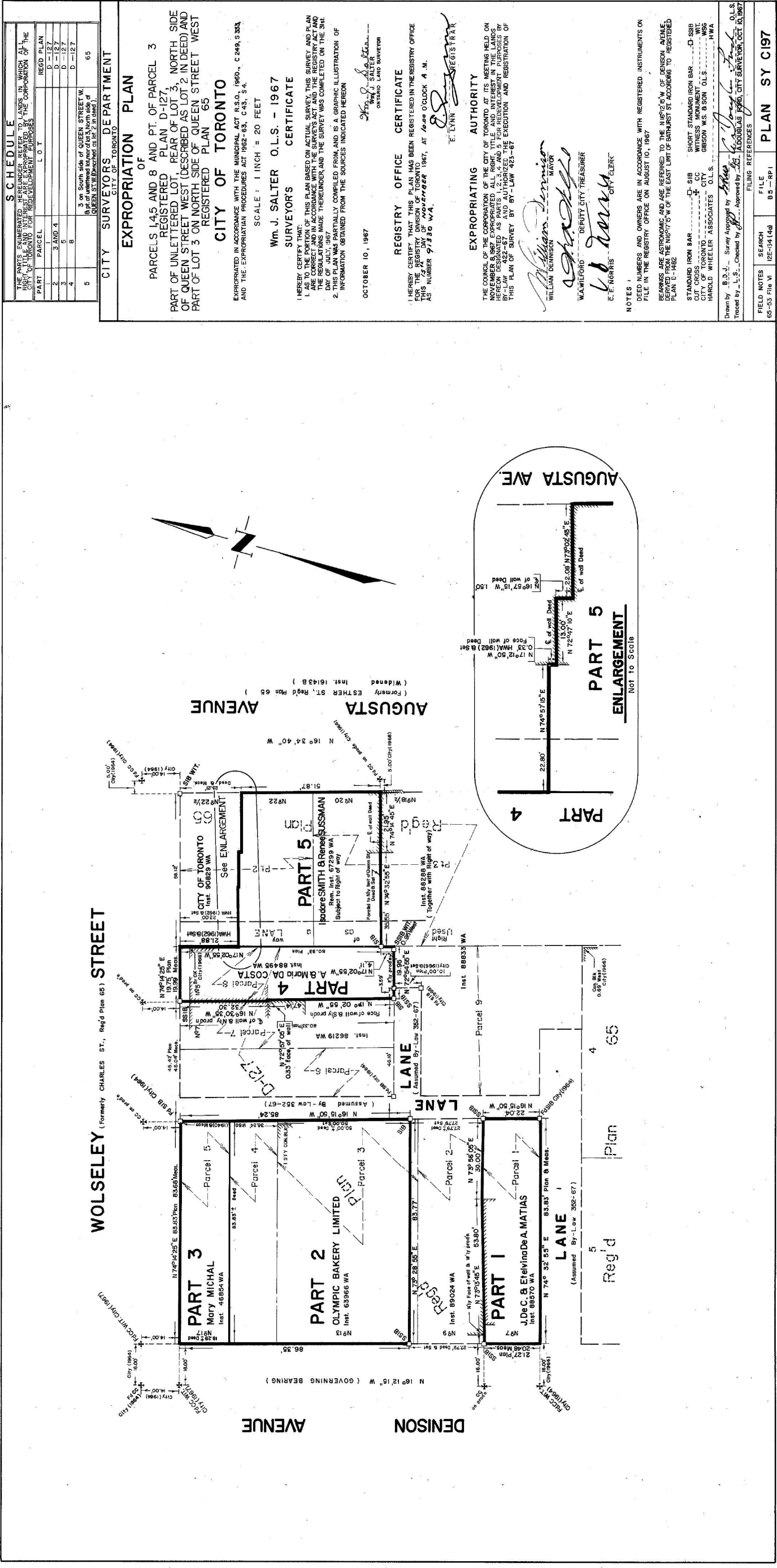
600
50 EXTRA LOT

650

954

OCT 26 1965





SCHEDULE			
THE PARTS ENUMERATED IN THIS SCHEDULE ARE THE LANDS IN WHICH AN INTEREST HAS BEEN ACQUIRED BY THE CORPORATION OF THE CITY OF TORONTO FOR REDEVELOPMENT PURPOSES			
PART	PARCEL	LOT	REGD PLAN
1	1	1	D-127
2	2	2	D-127
3	3 AND 4	3	D-127
4	5	4	D-127
5	8	5	D-127

3 on South side of QUEEN STREET W.
1 on West side of QUEEN STREET W.
1 on East side of QUEEN STREET W.
1 on North side of QUEEN STREET W.
1 on South side of QUEEN STREET W.
1 on West side of QUEEN STREET W.
1 on East side of QUEEN STREET W.
1 on North side of QUEEN STREET W.

CITY SURVEYORS DEPARTMENT
CITY OF TORONTO

EXPROPRIATION PLAN
OF
PARCELS 1, 4, 5 AND 8 AND PT. OF PARCEL 3
REGISTERED
PLAN D-127,
PART OF UNLETTERED LOT, REAR OF LOT 3, NORTH SIDE
OF QUEEN STREET WEST (DESCRIBED AS LOT 2 IN DEED) AND
PART OF LOT 3 ON NORTH SIDE OF QUEEN STREET WEST
REGISTERED PLAN 65
CITY OF TORONTO

EXPROPRIATED IN ACCORDANCE WITH THE MUNICIPAL ACT R.S.O. 1960, c. 248, s. 383
AND THE EXPROPRIATION PROCEDURES ACT 1962-63, c. 43, s. 4.

SCALE: 1 INCH = 20 FEET

Wm. J. SALTER O.L.S. - 1967
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
1. AS TO THE PORTION OF THIS PLAN BASED ON ACTUAL SURVEY, THIS SURVEY AND PLAN
WAS COMPLETED ON JULY 10, 1967, AND THE SURVEY WAS COMPLETED ON THE DAY
OF JULY 10, 1967.
2. THIS PLAN WAS PARTIALLY COMPILED FROM, AND IS A GRAPHIC ILLUSTRATION OF
INFORMATION OBTAINED FROM THE SOURCES INDICATED HEREON

OCTOBER 10, 1967

Wm. J. SALTER
O.L.S. - 1967
SURVEYOR

REGISTRY OFFICE CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN REGISTERED IN THE REGISTRY OFFICE
ON OCTOBER 10, 1967, AT 10:00 O'CLOCK A.M.
THIS PLAN BEING THE PLAN OF SURVEY OF PARCELS 1, 4, 5 AND 8 AND PT. OF PARCEL 3
AS NUMBER 9/1330 WA.

E. LYNN
REGISTRAR

EXPROPRIATING AUTHORITY
THE COUNCIL OF THE CORPORATION OF THE CITY OF TORONTO AT ITS MEETING HELD ON
OCTOBER 10, 1967, HAS PASSED A RESOLUTION AUTHORIZING THE EXPROPRIATION
HEREIN DESIGNATED AS PARTS 1, 2, 3, 4, 5 AND 8 FOR REDEVELOPMENT PURPOSES BY
BY-LAW 423-67, AND AUTHORIZED THE EXECUTION AND REGISTRATION OF
THIS PLAN OF SURVEY BY BY-LAW 423-67

WILLIAM DENNISON
MAYOR

W. WILFORD
DEPUTY CITY TREASURER

C. E. NORRIS
CITY CLERK

NOTES:
DEED NUMBERS AND OWNERS ARE IN ACCORDANCE WITH REGISTERED INSTRUMENTS ON
FILE IN THE REGISTRY OFFICE ON AUGUST 10, 1967

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE N 80° 12' 5" W. OF DENISON AVENUE
DERIVED FROM THE N 80° 12' 5" W. OF THE EAST LIMIT OF BATHURST ST. ACCORDING TO REGISTERED
PLAN U-1-182

STANDARD IRON BAR ----- D. SIB SHORT STANDARD IRON BAR ----- D. SIB
CUT CROSS ----- CC CC WITNESS MONUMENT ----- WIT
CITY OF TORONTO ----- CITY GIBSON W.S. B. SON O.L.S. ----- W.S.
PARCEL WHEELER ASSOCIATES O.L.S. ----- W.S.

Drawn by: B. J. J. Survey Approved by: [Signature]
Traced by: L. S. Checked by: [Signature]
O.L.S. - 1967
CITY SURVEYOR OCT 10, 1967

FIELD NOTES	SEARCH	FILE	PLAN	SY
65-55 File VI	125-14 (48)	B5 - RPI	PLAN	SY C197

EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix D – CVs for the Risk Assessment Team

Shane Ward, B.Sc., QPRA**Senior Risk Assessment Specialist****Professional Registrations**

- QPRA - ON

Education + Training

- B.Sc., Environmental Toxicology Program, University of Guelph, 2009
- Soil Vapour Training, 1-day course, Maxxam Analytics Inc., 2016
- Conceptual Site Models in Environmental Site Assessments, Golder Associates Inc., 2014
- Technical Writing, Golder Associates Inc., 2013
- Quality Assurance Program for Environmental Investigations in Ontario, Golder Associates Inc., 2011

Affiliations + Memberships

- Ontario Environmental Industrial Association (ONEIA)
- Qualified Person Community of Ontario (QPCO)
- Society of Environmental Toxicology and Chemistry – Laurentian Chapter (L-SETAC)

Languages Spoken

- English

Mr. Ward has over thirteen (13) years of experience in the areas of human health and ecological risk assessment (RA), fate and transport modelling, risk assessment modeling, project management, due diligence and risk management. He is currently a Senior Risk Assessment Specialist at EXP and provides senior oversight and technical review on risk assessment projects. Mr. Ward has conducted numerous human health and ecological risk assessments for contaminated sites in Ontario (under Ontario Regulation 153/04, as amended) and across Canada (under Federal Contaminated Sites Action Plan protocols). To date, he has been involved in over twenty (20) RAs that have been successfully accepted by the Ontario Ministry of the Environment, Conservation and Parks (MECP). He has also conducted over one-hundred (100) Screening Level Risk Assessments in Ontario and across Canada to support due diligence and financing purposes. Moreover, he has conducted third-party peer review of O. Reg. 153/04 and due diligence RAs on behalf of local municipalities or clients.

Mr. Ward graduated from the University of Guelph with an Honours Bachelor of Science degree in Environmental Toxicology.

Prior to joining EXP in 2024, Mr. Ward was a Senior Environmental Risk Assessor at Pinchin Limited, a Risk Assessment Specialist at EXP, and an Environmental Risk Assessor at Golder Associates, where he specialized in environmental risk assessments.

Since joining EXP, Mr. Ward has been involved with senior technical review of RAs. The next page presents highlights of projects Mr. Ward has been involved with.

Shane Ward, B.Sc., QPRA - *continued***Senior Risk Assessment Specialist****Project Experience****Tier 3 Risk Assessment (2022 to 2023) – Proposed Residential Development, Toronto, Ontario.**

QPRA and Human Health and Ecological Risk Assessor for a Tier 3 RA being conducted at a commercial property. The RA was being conducted to assess human and ecological risk and facilitate site permitting of a proposed residential development. Contaminants of concern (COCs) include polycyclic aromatic hydrocarbons (PAHs) in soil, and volatile organic compounds (VOCs) in groundwater.

Tier 3 Risk Assessment (2022 to 2023) – Commercial Property, Niagara Falls, Ontario.

QPRA and Human Health and Ecological Risk Assessor for a Tier 3 RA being conducted at a commercial property. The RA was being conducted to assess human and ecological risk as a part of the lease agreement between the tenant and owner. COCs include VOCs in groundwater.

Tier 3 Risk Assessment (2019-2023) – Former Industrial Property, Kitchener, Ontario.

Human Health and Ecological Risk Assessor for multiple Tier 3 RAs being conducted at a former industrial property with a surface water body. The RAs were being conducted to assess human and ecological risk and facilitate site permitting of a mixed-use redevelopment, including commercial, residential and parkland parcels. COCs include petroleum hydrocarbons (PHCs), VOCs, PAHs, metals and inorganics in soil and groundwater. One of the RAs was accepted by MECP in 2023.

Modified Generic Risk Assessment (2021-2022) – Residential Development, Mount Forest, Ontario.

QPRA and Senior Human Health and Ecological Risk Assessor for an MGRA to support the development of a former industrial property to a residential townhome development. COC include metals and polycyclic aromatic hydrocarbons (PAHs) in soil. The MGRA was accepted by MECP in 2022.

Tier 3 Risk Assessment (2019-2020) – Mixed-Use Development, Trenton, Ontario.

Human Health and Ecological Risk Assessor for a Tier 3 RAs being conducted at a commercial property. The RAs were being conducted to assess human and ecological risk and facilitate site permitting of a potential mixed-use redevelopment, including commercial and residential buildings. COCs include metals in soil and VOCs in groundwater. One of the RAs was accepted by MECP in 2020.

Tier 3 Risk Assessment (2019-2021) – Proposed Residential Development, Toronto Ontario.

Human Health and Ecological Risk Assessor for a Tier 3 RA being conducted at a residential property where contamination was identified related to fill materials and former underground storage tanks (USTs). The RA was being conducted to assess human and ecological risk and facilitate site permitting of a proposed residential development. COCs include PHCs, benzene and PAHs in soil and/or groundwater. The RA was accepted by MECP in 2021.

Modified Generic Risk Assessment (2019-2020) – Residential Development, Welland, Ontario.

Human Health and Ecological Risk Assessor for an MGRA to support the redevelopment of a former commercial property to a retirement home. COCs include electrical conductivity and sodium adsorption ratio in soil. The MGRA was accepted by MECP in 2020.

Preliminary Quantitative Risk Assessments and Screening Level Risk Assessments (2016-2017) – Public Works and Government Services Canada, Various Locations.

**Work performed at previous firm.*

Shane Ward, B.Sc., QPRA - *continued***Senior Risk Assessment Specialist**

Human health and ecological Risk Assessor for multiple PQRAs and SLRAs for various properties in Ontario, including penitentiaries, lighthouses and remote contaminated sites. This work was completed for Public Works and Government Services Canada (PWGSC).

Risk Assessment – Former Uranium Mines (2011-2013).

Ecological Risk Assessor for two former uranium mine sites in Ontario. Previous monitoring in the surrounding watershed had noted elevated radionuclides and metals in surface water and sediment. The RAs were completed to evaluate potential risks to human and ecological receptors both on-Site and within the surrounding area. The RAs were submitted to the MECP and the Canadian Nuclear Safety Commission for review.

Risk Assessment (2011 to 2022) – Various Projects.

Significant experience with the Modified Generic Risk Assessment, former Streamlined Tier 3, and Tier 3 Risk Assessment approaches. Completed over twenty (20) O. Reg. 153/04-compliant human health and ecological RAs for sites impacted by contaminants of concern including metals and inorganic parameters, VOCs, PHCs, and PAHs in soil, groundwater, and/or sediment.

Employment History**EXP Services Inc. – Senior Risk Assessment Specialist**

Employment: Jan 2024 – Present

Pinchin Ltd. – Senior Environmental Risk Assessor

Employment: 2021 – Jan 2024

Pinchin Ltd. – Environmental Risk Assessor

Employment: Apr 2018 – 2021

Golder Associates Ltd. – Environmental Risk Assessor

Employment: Oct 2017 – Apr 2018

EXP Services Inc. – Risk Assessment Specialist

Employment: Jan 2016 – Sep 2017

Golder Associates Ltd. – Environmental Risk Assessor

Employment: Jan 2011 – Nov 2015

**Work performed at previous firm.*

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA})**Vice President, Environmental Services****Professional Registrations**

- P.Eng. – ON

Education + Training

- B.Sc. Eng. – Chemical and Biochemical Engineering, University of Western Ontario, 2003

Affiliations + Memberships

- Professional Engineers of Ontario
- Ontario Society of Professional Engineers

Languages Spoken

- English
- French

Robert has 20 years of experience as an environmental specialist, having worked on a variety of environmental assessment, remediation, and risk assessment projects in support of property management and land redevelopment, as well as on numerous hazardous materials and mould assessment and abatement projects. Rob has also acted as an expert witness in construction lien law.

His current responsibilities include the management and coordination of the environmental groups, including the site assessment, hydrogeological, air quality, hazardous materials, and risk assessment teams. As part of his responsibilities, Rob's role is to ensure the environmental operations are completed in a timely manner to Client satisfaction. Rob oversees various contracts for nationwide clients and routinely coordinates with the regional offices to ensure project and contract performance.

Rob is a registered Qualified Person (QP) with the Ontario Ministry of the Environment who manages and coordinates Phase One and Two Environmental Site Assessments (ESAs) for residential, commercial and industrial properties in support of risk assessment projects. Rob is also a registered Qualified Person for the purpose of overseeing Risk Assessment projects in Ontario (QPRA). Rob also has extensive experience working within the various provincial environmental frameworks across Canada, and in accordance with the Federal guidelines for all types of environmental projects.

Project Experience**Environmental Site Assessment and Remediation, Former Oakville Trafalgar Memorial Hospital, Oakville, ON**

EXP was the environmental consultant of record to complete all environmental consulting services associated with the decommissioning of the Oakville Trafalgar Memorial Hospital. EXP's scope of services included the completion of Phase One and Two Environmental Site Assessments, the completion of Designated Substance Surveys, the preparation of Remedial Action Plans, Coordination with Regulatory Agencies, Air and Noise Assessments, Tender Specifications, and Client consultations. Rob was responsible for all communications with the Town of Oakville, providing budgetary estimates, ensuring project completion, providing high level technical expertise, and overseeing the final reporting.

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA}) - continued**Vice President, Environmental Services****Crosstown Development**

The Celestica facility is a well known piece of land situated within the heart of Toronto that is comprised of two (2) main parcels (North and South). The North Parcel of the Site is located at the northwest corner of Eglinton Avenue East and Don Mills Road and covers an area of approximately 22.9 ha (56.7 acres). This project transforms a historic Brownfield with extensive contamination into a vibrant community with approximately 5,000 residential units and 800,000 ft² of commercial/retail space, immediately adjacent to the new Eglinton LRT. This includes 17 development blocks, 4 blocks to be conveyed to the TRCA, and multiple new roadways to be conveyed to the City of Toronto.

Rob was the overall Technical Lead and Qualified Person for all environmental work completed at the Site, responsible for the preparation of the remedial management plan, the execution of the plan, and the coordination with all Stakeholders. Due to the nature of the impacts at the Site, the Site was divided into 14 separate parcels to support the efficient environmental management. EXP's work included the advancement of hundreds of boreholes/monitoring wells, the completion of multiple risk assessments, the design and oversight of multiple remediation programs, excess soil management, and the filing of RSCs, with all work being completed per the applicable Ontario Regulations.

Lakeview Village

The site is situated south of Lakeshore Road East along the shoreline of Lake Ontario, comprising approximately 64 hectares (159 acres). The site operated as the Lakeview Coal Generating Station, a coal-fired power plant, from the late 1950s until 2005. The Lakeview Village Brownfield project comprises of the redevelopment of the lands that were formerly occupied by Ontario Power Generation's (OPG) coal burning station in the Lakeview community, immediately east of Port Credit in Mississauga, Ontario.

Rob was the overall Technical Lead and Qualified Person for all environmental work completed at the Site, responsible for the preparation of the remedial management plan, the execution of the plan, and the coordination with all Stakeholders. Due to the nature of the impacts at the Site, the Site was divided into 8 separate parcels to support the efficient environmental management. EXP's work included the advancement of hundreds of boreholes/monitoring wells, the completion (and approval) of multiple risk assessments, the design and oversight of multiple remediation programs, including hazardous levels of PCBs, excess soil management, and the filing of RSCs, with all work being completed per the applicable Ontario Regulations.

Risk Assessment – Former City Works Yard, Ottawa, ON

The Risk Assessment Property was a former City works yard that was contaminated with VOCs, PHC, Metals, and Salt in groundwater and soil. The Site was proposed to be rezoned and redeveloped for a mixed use residential, parkland, and community facility. As part of this project, Rob provided high level technical risk assessment expertise to the project team, including coordination with the City of Ottawa and the MOECC Ottawa District Office. The human health assessment focused on the potential risks to the on site receptors from the impacts in the soil and groundwater, as well as the potential risks to the off-site receptors via the migration of groundwater to the adjacent properties.

Regional Express Rail – Davenport Diamond Rail Grade Separation, ON

This project involves an addition of a grade separation between north / south GO Barrie rail corridor and east / west CP rail corridor; replacement of Bloor Street West Bridge; pedestrian underpass to restore east / west connection at Paton Road; new retaining walls, noise barrier walls, and superimposed cladding; modification of an existing at-grade road crossing; construction of a temporary diversion track to enable construction of a new two-track elevated guideway; and provisions for future electrification implemented within upgraded rail infrastructure to accommodate future electrified GO train service. Rob's role is the Environmental Lead responsible for the execution of all

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA}) - continued**Vice President, Environmental Services**

environmental components of the project, including site assessment, soil management, noise dust, hydrogeology and dewatering, ecological services, and approvals.

Risk Assessment – Former Landfill, Ottawa, ON

The Risk Assessment Property was a former land fill site that was contaminated with VOCs, PAHs and metals in both groundwater and soil. Following its closure, numerous walking trails were situated across the capped landfill. In addition to the soil and groundwater impacts, various seeps were situated across the low lying areas of the property which routinely flowed over the walking trails as well as on to the adjacent agricultural fields. In addition to the agricultural fields, there were numerous residential buildings surrounding the property that obtained their water from potable wells situated on their respective properties. The human health assessment focused on the potential risks to the on site receptors from the impacts in the soil, groundwater and seepage water, as well as the potential risks to the off-site receptors via the migration of seepage water and the potable groundwater to the adjacent properties. As part of this project, risk management measures were designed in order to mitigate the seeps flowing onto the walking trails and into the adjacent agricultural properties.

Phase II and III Environmental Site Assessment – Whitby Harbour, Whitby, ON

Exp was retained by Public Works and Government Services Canada (PWGSC) to conduct a Phase II Environmental Site Assessment at the five (5) separate Land Lots that were owned by DFO, situated around the Whitby Harbour. The objective of the Phase II ESA was to investigate the areas for the potential presence of soil and groundwater impacts, which may have resulted from the areas of potential environmental concern identified in the Phase I ESA for the Site. Mr. Helik's role was the key client lead and technical lead in the completion of the Phase II ESA and for presenting the findings of the investigation to the project stakeholders, including PWGSC, DFO, the Town of Whitby, and the MOECC. Rob was also responsible for adhering to all of the Client's internal requirements related to change processes, communication protocols, weekly budget updates, and ensuring the project schedule stayed on track.

Environmental Site Assessment, Remediation and Risk Assessment – Commercial Development, Toronto, Ontario, Canada

The Site is situated on a former industrial facility that had historically been contaminated with various parameters in soil and groundwater due to the historic on and off-site operations. The subject property, which had historically been used as an industrial facility, was being re-developed into a commercial plaza within the midtown core of Toronto. Due to the complexities associated with the Site conditions, including the layout of lands to be conveyed to the City of Toronto, and multiple ownerships, four (4) RSCs were filed for the Site, including a generic RSC, an RSC based on remediation of impacted groundwater, and two (2) RSCs based on risk assessments. All four (4) RSCs have been obtained for the Site, per the requirements of O.Reg. 153/04.

Exp's scope of work included the completion of a Phase One ESA, Phase Two ESA, Hydrogeological Investigation, Geotechnical Investigation, Supplemental Phase Two ESA, Soil Management Oversight, UST Removal Oversight, Confirmatory Soil and Groundwater Sampling, Stockpile sampling, Soil and Groundwater Remediation Reporting, Risk Assessment and Record of Site Condition Submission.

Mr. Helik was also required to correspond, on the Client's behalf, with their insurance provider in order to assist in the processing of an environmental claim with respect to the environmental contamination identified at the Site.

Risk Assessment – Commercial Lakefront Property, Toronto, Ontario, Canada

The Risk Assessment was conducted on a commercial property situated on the East Bayfront at the shore of Lake Ontario in Toronto. The Site is situated on reclaimed land that had historically been contaminated with polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs) and metals in soil and groundwater due to the placement of fill materials on the property.

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA}) - continued**Vice President, Environmental Services**

The subject property, which had historically been used as a commercial parking lot, was being re-developed into a landmark commercial building as part of the first stage of the Toronto Waterfront Revitalization Program. The human health assessment focused on the potential risks posed to the various building occupants and construction personnel from exposure to the various soil, groundwater, and indoor air exposure pathways. As part of this project, risk management measures were designed which included the installation of a vapour membrane beneath the commercial building, and the implementation of a soil cover. The risk assessment has been accepted by the Ministry of the Environment, and a Record of Site Condition has been obtained for the Site.

Throughout the project duration, Rob played an extensive role in meeting the project objectives, including project management, human health risk modeling, overseeing environmental site assessments, preparation of preliminary risk management measures, coordination with 3rd party peer reviewers and regulators, and client communication.

Environmental Remediation – Former Burtch Correctional Centre, County of Brant, Ontario, Canada

Mr. Helik acted as the Project Manager responsible for the clean-up of the former Burtch Correctional Centre located in the County of Brant, Ontario. Prior to its use as the correctional facility, the Site was used as a military airfield for training aircraft radio operators. The Site was formerly made up of 38 buildings, including dormitories, a power house, sewage facilities, a paint shop, a cannery, a small motors building, a pump house, and runways. A former on-site landfill was also situated on the western portion of the Site. As part of its original development, the Site also featured an on-Site creek (Burtch Creek), and a former pond.

EXP's on-site activities included the completion of environmental assessment and delineation activities, the preparation of tender documents, the assistance in the procurement process, the oversight of the Burtch Campus and Creek and Pond rehabilitation activities, and the coordination with regulatory bodies (MOE, DFO, GRCA). In addition to the technical component of the project, as prime consultant to IO, exp was required to coordinate and liaise with two (2) additional consultants, who were on-site full time as representatives of First Nations and the Confederacy Chiefs.

As part of the Site rehabilitation activities over 200,000 tonnes of soil were excavated and stockpiled on-Site for characterization, with over 150,000 tonnes requiring off-Site disposal.

Risk Assessment – Riverfront Property, Lansdowne, Ontario, Canada

The Risk Assessment was conducted on a property approximately 18 ha in size that is situated almost entirely on a peninsula extending along the north shore of the St. Lawrence River in Ontario. The Site is situated on a property that had been contaminated with PHCs, VOCs, and metals in soil and groundwater, which had likely resulted from the historic on-Site use of the Site as a marina. The subject property, which had historically been used as a recreational resort facility - including boating /marina related purposes, was being re-developed to accommodate the additional of new residential homes.

The human health assessment focused on the potential risks posed to the various residential receptor and construction personnel from exposure to the various soil, groundwater, and indoor air exposure pathways. To support the completion of the risk assessment, and given the Site's proximity to significant ecological habitat, a Natural Habitat Study was completed at the Site to identify any potentially rare, endangered and/or threatened ecological species. As part of this project, risk management measures, were designed in order to ensure the protection of the on-Site receptors. The risk assessment has been accepted by the Ministry of the Environment and a Record of Site Condition has been filed.

Risk Assessment – Former Industrial Riverfront Properties, Cambridge, Ontario, Canada

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA}) - continued**Vice President, Environmental Services**

The Risk Assessment was conducted on two (2) historic industrial properties situated on the south side of the Speed River in Cambridge, Ontario. The Site is situated on a former industrial property that had been contaminated with PAHs, PHCs, VOCs, polychlorinated biphenyls (PCBs), and metals in soil and groundwater, which had resulted from the historic industrial operations. The subject properties, which had historically been used for industrial manufacturing operations, were being re-developed into a residential loft style building adjacent to the Speed River, and a commercial parking lot. The human health assessment focused on the potential risks posed to the various building occupants and construction personnel from exposure to the various soil, groundwater, and indoor air exposure pathways. As part of this project, risk management measures, including contingency measures, were designed in order to ensure the protection of the on-Site receptors. Based on the two (2) different types of land use, separate sets of property specific standards were developed for the residential and commercial land uses. The risk assessment has been accepted by the Ministry of the Environment and two (2) Record of Site Conditions have been filed for the Site.

Risk Assessment – Institutional Property, Elmira, Ontario, Canada

The Risk Assessment was conducted on an assisted living retirement facility situated in a potable groundwater condition that had been impacted with PHCs, VOCs, and metals in soil and groundwater resulting from a historic gasoline service station on a portion of the property. Although there were no future plans to change the type of property use, the Risk Assessment was being conducted in order to obtain a Record of Site Condition (RSC) as part of a real estate transaction. The human health risk assessment identified that there were potential risks associated some of the building occupants, which required the implementation of various risk management measures. The risk assessment has been accepted by the Ministry of the Environment and an RSC has been obtained for the Site.

Risk Assessment – Residential Development, Kitchener, Ontario, Canada

The Risk Assessment Property was a commercial property situated in Kitchener that had been impacted with PHCs and BTEX in soil and groundwater that resulted from historical underground storage tanks (UST) on the property. Although the USTs had been removed, and large quantities of soil had been removed from the site, impacted soil and groundwater remained under a portion of the existing building that could not be accessed due to structural and financial limitations. In addition, the PHC/BTEX impacted groundwater had also migrated off-site into various residential properties adjacent to the Site.

The purpose of the risk assessment was to obtain an RSC for the re-development of the site into a residential building. The human health assessment identified that unacceptable levels of risk were associated with various building receptors. As such, risk management measures were designed which included a passive vapour mitigation system coupled with an impermeable vapour membrane. The risk assessment has been accepted by the Ministry of the Environment and an RSC has been obtained for the Site.

Various Risk Assessments, Canada

Rob also has extensive experience in conducting and reviewing other risk assessment projects that are prepared in accordance with O.Reg. 153/04, as well as those which are not governed by the provincial regulation. Rob has a wide range of experience in conducting Preliminary Quantitative Risk Assessments (PQRA) for various impacted properties situated in Federal jurisdiction, including sites located throughout Ontario and British Columbia. Based on the Federal process, Rob has gained extensive experience in communicating with the Federal regulatory bodies, Health Canada, Environment Canada and the Department of Fisheries and Oceans.

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA}) - continued**Vice President, Environmental Services****Environmental Site Assessments - Loblaw Properties Limited, Canada**

Served as a Project Manager for due diligence work consisting of completion on Phase I and II Environmental Site Assessment, Risk Assessment and Remediation projects at more than 200 commercial properties across Canada. The Properties we comprised of single and multi-level building sites, offices, gas stations and distribution centres.

Environmental Site Assessments King West Village, Toronto, Ontario, Canada

Served as a Technical Specialist for King West Village Brownfield Development. The project involved multi-disciplinary services including Environmental Assessments, Characterization of soil and groundwater impacts, developments of remedial strategy, oversight of soil remediation and dealing with bedrock groundwater impacts. The project was completed in two years and upon completion a Record of Site Condition was issued and acknowledged by the Ministry of Environment and Climate Change.

Project Manager for Federal Risk Assessment of a National Wildlife Area, Ontario, Canada

The Risk Assessment Property included three (3) separate areas of concern on a significant National Wildlife Area. The properties had been impacted via the former use of the areas, and were situated in immediate vicinity of a large water body, as well as marshlands. The sites had previously been impacted with metals and PAH impacts in soil, groundwater, surface water, and/or sediment. The human health and ecological assessment focused on the adverse effects posed to the Site occupants and the numerous sensitive wildlife species on the Site.

Environmental Site Assessments

Conducted and managed numerous Phase I and II ESAs at various residential, commercial, and industrial properties throughout Ontario for numerous clients, including property developers, financial institutions, property management firms, and government organizations. As part of the Phase II ESAs, Rob is responsible for coordinating the Site investigations, including the organization of field activities and coordination with subcontractors. Rob has completed Phase II ESAs, including delineation programs at various Brownfield properties that have been impacted by a variety of chemical parameters, including metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, volatile organic compounds, and polychlorinated biphenyls. As a Project Manager, Rob implements extensive QA/QC measures to ensure consistency and accuracy throughout the various ESA reports.

These measures include the selection of field duplicates and laboratory control samples during field investigations, as well as the review and evaluation of vast quantities of analytical data, technical writing, exposure modeling, and reference material.

Hazardous Materials Services

Rob has conducted and managed numerous designated substances and mould assessments for industrial, commercial, and residential land uses throughout Ontario. His experience includes the management and oversight of the initial Site assessments; the management of asbestos abatement monitoring services for Type 1, 2 and 3 removal of asbestos-containing materials; the oversight of mould abatement services; air clearance sampling; and the preparation of closeout documents. Rob's expertise also included the oversight of exp personnel, client communication, and contract administration.

Publications

- "Affordable Housing Project, Victoria Place, Cambridge, Ontario" Published by Hazmat Magazine, Winter 2009 Edition.

Robert Helik, P.Eng. (QP_{ESA} and QP_{RA}) - *continued***Vice President, Environmental Services****Seminars and Conferences**

- Vapor Intrusion Pathway: A Practical Guideline, Interstate Technology & Regulatory Council Vapor Intrusion Team, Atlanta, GA, 2010
- Technical Training Session (Risk Assessment), Ontario Ministry of the Environment, 2007
- HAZWOPER Safety Training Course, 2005
- Asbestos Management and Abatement in Facilities, Brampton, Ontario, 2003
- Investigating and Assessing Biological and Microbiological Contamination in the Indoor Environment, Philadelphia, PA, 2003
- Mould Abatement Projects: The Remediation Strategy and Project Oversight, Philadelphia, PA, 2003Subhead

Samuel A. Patterson, B.Sc., M.E.S.

Risk Assessment Specialist / Project Manager

Education + Training

- B.Sc. (Honours), Queen's University, Environmental Science, specialization in Eco-Toxicology, 2017
- M.E.S., Queen's University, Master of Environmental Studies, 2019
- WHIMS, EXP services Inc.
- ATV Trained and Certified by the MTO (2018)
- Standard First Aid & CPR (2020)
- Transportation of Dangerous Goods (2017)

Areas of Expertise

- Phase I and Phase II Environmental Site Assessments (CSA Standards)
- Phase One, Phase Two and Tier II & III Risk Assessments (O.Reg. 153)
- Screening Level Risk Assessments (SLRA) and Due-Diligence Risk Assessments (DDRA)
- Remediation Programs and Risk Management Plans (RMP)
- Industrial Hygiene and Occupational Exposure Assessments
- Environmental Site Investigation (groundwater sampling, soil sampling, drilling oversight, indoor air sampling, soil gas sampling, sub-slab vapour sampling, particulate and inhalation sampling)

Languages Spoken

- English

Years of Experience

- 4.0

Publications

Patterson, Samuel A., et al.
 "Resilience of Larval Wood Frogs (*Rana Sylvatica*) to Hydrocarbons and Other Compounds Released from Naturally Weathered Diluted Bitumen in a Boreal Lake." *Aquatic Toxicology*, 2022, p. 106128.

Samuel Patterson is a Risk Assessment Specialist at EXP's Stony Creek Office with over four (4) years of combined experience in the risk assessment field and technical training as an environmental toxicologist. Samuel obtained his Honours, Bachelor of Science degree in Environmental Science with a specialization in Eco-Toxicology in 2017 and his Master of Environmental Studies degree (M.E.S.) at Queen's University (Kingston, Ontario) in 2019. Through his graduate degree, Samuel participated in several collaborative ecotoxicological research projects studying the fate and effects of crude oil in aquatic ecosystems, resulting in several published research articles.

Samuel has valued project experience in conducting Phase One and Phase Two Environmental Site Assessments (ESAs), Modified Generic Risk Assessments (MGRA), Screening Level Risk Assessments (SLRAs), and Tier III Risk Assessments in Ontario under Ontario Regulation 153/04, as amended. In addition, Samuel has experience working on projects under Federal framework and regulations, being involved with several Preliminary Quantitative Risk Assessments (PQRA). Samuel's responsibilities include data analysis, technical report writing and review for Risk Assessments, as well as conducting select field work activities such as air sampling, ground and surface water sampling, sediment sampling and soil sampling. The next page presents highlights of projects Samuel Patterson has been involved with during his employment with EXP Services.

Samuel A. Patterson, MES - *continued***Risk Assessment Specialist / Project Manager****Project Experience****Risk Assessment****Screening Level Risk Assessment (2020) – Terra Canada – National Research Council of Canada (NRC) Campus, Ottawa, Ontario, Canada**

Technical Risk Assessor for a Screening Level Risk Assessment (SLRA) of a Site in Ottawa, Ontario. The SLRA was completed in support of the redevelopment of the National Research Council of Canada Campus in Ottawa, Ontario. Risk Assessor responsible for the assessment of ecological and human health impacts and compilation of the SLRA.

Screening Level Risk Assessment (2023) – Sawmill Community Center and Pool - 3380 and 3386 D'Aoust Avenue (Sawmill Creek), Ottawa, Ontario, Canada

Technical Risk Assessor for a Screening Level Risk Assessment of a Site in Ottawa, Ontario currently operated as a community center and public pool undergoing redevelopment and expansion. Responsible for oversight of sampling programs for indoor air quality, groundwater, and soil vapor at the Site. Involved with the impact delineation and sampling program planning for the Site. Risk Assessor responsible for the assessment of ecological and human health impacts and compilation of the SLRA.

Screening Level Risk Assessment (2022) – Deep River, Ottawa, Ontario, Canada

Technical Risk Assessor for a Screening Level Risk Assessment of a Site in Deep River, Ontario currently operated as a grocery store. Responsible for oversight of sampling programs for groundwater, soil vapor and sub-slab vapour at the Site. Risk Assessor responsible for the assessment of ecological and human health impacts and compilation of the SLRA.

Modified Generic Risk Assessment and Certificate of Property Use Management (2021 - Present) – Boys and Girls Club of Ottawa Clubhouse, 1770 Heatherington Road, Ottawa, Ontario, Canada

Risk Assessment Specialist for a Modified Generic Risk Assessment (MGRA) being conducted under O.Reg. 153/04 for a former City of Ottawa Public Works Yard. Responsible for the compilation of all components of the MGRA report, planning of additional Site characterization and field work oversight. Assisted in the completion of the Phase One and Two Environmental Site Assessment Update Reports used to support the MGRA. Assisted in the filing of Record of Site Condition Filing (RSC) and Certificate of Property Use (CPU) management.

Tier III Risk Assessment (2019 - Present) – Future Residential Development, 1770 Heatherington Road, Ottawa, Ontario, Canada

Risk Assessment specialist for a Tier III Risk Assessment being conducted in accordance with the O.Reg. 153/04 to support the filing of a RSC for the property. Responsible for data entry, data QA/QC, summarizing previous investigations, gathering information on species at risk, evaluating the ecological characteristics of the Site and acting as a liaison for communications with the provincial and municipal governments. Assisted in the completion of the Phase One and Two Environmental Site Assessment Update Reports used to support the Tier III RA.

Enhanced Environmental Site Assessment (2021) – Golf Course, Kahnawà:ke, Quebec, Canada

Technical Risk Assessor for an Enhanced Environmental Investigation of a Site in Quebec currently operated as a golf course. Responsible for the collation and assessment of soil, groundwater, sediment, and surface water data analyzed for the presence of mercury, with respect to human health impacts from future developments.

Preliminary Quantitative Risk Assessment (2019 to 2020) – Golf Course, Kahnawà:ke, Quebec, Canada

Samuel A. Patterson, MES - *continued***Risk Assessment Specialist / Project Manager**

Technical Risk Assessor for a Preliminary Quantitative Risk Assessment (PQRA) of a Site in Quebec, currently operated as a golf course. Responsible for data analysis, figure composition, summarizing previous investigations, gathering information on species at risk, gathering information on ecological characteristics of the Site and acting as a liaison for communications with local stakeholder groups. A major component of this project was supporting the analysis and interpretation of data related to the multi-year collection of soil, groundwater, sediment and surface water samples at the Site.

Tier III Risk Assessment (2019 to Present) – Former Industrial Property, Gananoque, Ontario, Canada

Risk Assessment Specialist for a Tier III Risk Assessment being conducted in accordance with the O.Reg. 153/04. Responsible for data entry, data QA/QC, liaison with municipal contacts and report writing and review. Major components of this project included the review, entry and amalgamation of soil, groundwater, and surface water data to support both quantitative and qualitative assessments of human and ecological health.

Tier III Risk Assessment (2019 to Present) – Active Industrial Property, 110 – 130 Herzberg Road, Ottawa, Ontario, Canada

Risk Assessment Specialist for a Tier III Risk Assessment being conducted in accordance with the O.Reg. 153/04. Responsible for data entry, data QA/QC, summarizing previous investigations, gathering information on species at risk, evaluating the ecological characteristics of the Site and acting as a liaison for communications with the provincial and municipal governments.

Tier III Risk Assessment (2023) – Private School Redevelopment, 60-68 Rideau Street Kingston, Ontario, Canada

Technical Risk Assessor for a Tier III Risk Assessment being conducted in accordance with the O.Reg. 153/04 for a former commercial Site located in Kingston, Ontario. Responsible for oversight of sampling programs for soil, groundwater and soil vapour at the Site. Involved with the impact delineation and sampling program planning for the Site. Risk Assessor responsible for the assessment of ecological and human health impacts and compilation of the Tier III RA.

Indoor Air Sampling and Sub-Slab Vapour Sampling (2020) – Current Industrial Property, Burlington, ON, Canada

Responsible for the conceptualization and completion of a sub-slab vapour and indoor air sampling program conducted at a property in Burlington, Ontario. Oversaw and conducted the installation, collection and submission of air samples. In addition, Samuel was responsible for the composition of several letter reports to aid in the potential human health risks posed from vapour intrusion.

Pre-Remedial Investigation (2020) – Current Commercial Property, Toronto, ON, Canada

Responsible for overseeing all Site investigative activities. Direct oversight and implementation of a High-Resolution Sub-Surface Characterization (HRSC) program aimed to delineate the presence of free-product plumes at the Site. Responsible for the compilation of the subsequent report characterizing the existing Site conditions and recommending future risk management measures.

Vanessa Sticklee, B.A.

Junior Risk Assessment Specialist

Education + Training

- B.A., Toronto Metropolitan University (Formerly Ryerson University), Geographic Analysis, 2012
 - Area of Study: Environmental Analysis
- Post-Graduate Certificate, Toronto Metropolitan University (Formerly Ryerson University), Applied Digital Geography and GIS, 2018
- Diploma, Seneca Polytechnic, Environmental Technician, 2021
- WHIMS Training, EXP services Inc.

Languages Spoken

- English

Years of Experience

- 2.5 years at EXP Services Inc.

Areas of Expertise

Field and Reporting Components:

- Phase I/One and Phase II/Two Environmental Site Assessments (CSA Standards and O.Reg. 153)
- On-Site Excess Soil Management Programs (O.Reg. 406/19) and remediation programs
- Groundwater sampling, soil sampling, drilling oversight, indoor air sampling, soil gas sampling, and sub-slab vapour sampling

Vanessa Sticklee is a Junior Risk Assessment Specialist at EXP's Brampton office with over 2.5 years of experience in the Environmental Site Assessment (ESA) field, assisting with several projects with Risk Assessment components. Vanessa obtained her Bachelor of Arts degree in Geographic Analysis in 2013 and a certificate in Applied Digital Geography & GIS from Toronto Metropolitan University (Formerly Ryerson University). In 2021, Vanessa obtained an Environmental Technician Diploma from Seneca Polytechnic. Vanessa has several years of experience in the Environmental Services Industry, previously working as an operations team member at a firm which provided environmental risk & property due diligence data.

As a former Environmental Technician with EXP, Vanessa has aided with field programs and technical reporting for over 175 projects, with several projects recommending or requiring Risk Assessments. Vanessa has experience working with Phase One and Phase Two Environmental Site Assessments (ESAs) under Ontario Regulation 153/04, Phase I and II ESAs under CSA Standards, On-Site Excess Soil Management programs under O.Reg. 406/19 and assisting with air and vapour sampling programs.

The next page presents highlights of projects Vanessa Sticklee has been involved with during her employment with EXP Services.

Vanessa Stickle, B.A. - *continued***Junior Risk Assessment Specialist****Project Experience****Screening Level Risk Assessment (SLRA) (Jan 2024 - Present) – Private Client, Proposed Commercial Re-Development, Toronto, Ontario, Canada**

Participation as a Junior Risk Assessment Specialist for a SLRA being conducted for due diligence purposes for a commercial property near Bayview Avenue and Queen Street E in Toronto, Ontario being re-developed for continued commercial use. Responsible for the assessment of ecological and human health impacts and compilation of the SLRA.

Groundwater Sampling Program, Phase Two ESA and Pre-Submission Form for Tier III Risk Assessment (2023-Present) – Private Client, Residential Development, Toronto, Ontario, Canada

Participation in field work and reporting for a Phase Two ESA program situated near Yonge St and St Clair Ave E, Toronto, ON, being conducted in accordance with the O.Reg. 153/04. The Site is a commercial property with proposed residential land use. Responsible for oversight of drilling and sampling programs for soil, multiple sampling programs for groundwater, and soil vapour sampling at the Site. Involved with a groundwater investigation program and a delineation program at the Site, including technical reporting based on the findings.

Participation as a Junior Risk Assessment Specialist responsible for completing the Pre-Submission Form (PSA) and included components for submission to the Ministry of the Environment, Conservation and Parks (MECP) for the Tier III Risk Assessment.

Tier III Risk Assessment (2023) – Private Client, Former Industrial Property, Gananoque, Ontario, Canada

Participation in a Tier III Risk Assessment being conducted in accordance with the O.Reg. 153/04. Responsible for assisting with data tabulation of soil and groundwater data based on further delineation works at the Site and assisting the EXP Risk Assessment team with updates to the Phase Two CSM as per MECP comments to the Tier III Risk Assessment.

Monitoring and Sampling Programs for Certificate of Property Use (CPU) Site (2022-present) – Private Client, Commercial Property in Burlington, ON

Participation in the field work portion of ongoing CPU Monitoring for a Risk Assessment Site in Burlington, ON. The impacted Site was formerly used as industrial/commercial and was redeveloped as commercial property. Monitoring included field work including several groundwater sampling, building vapour mitigation system (VMS) inspections, sub-slab vapour sampling events, and an Indoor Air Quality (IAQ) sampling event at the Site.

Supplemental Delineation Program (2023-Present) – Private Client, Commercial Property, Toronto, ON

Participation in field work and reporting for a Supplemental Delineation Program for a commercial property near Dufferin Street and Lawrence Avenue in Toronto, ON, being conducted in accordance with the O.Reg. 153/04. The Site is a commercial property with proposed redevelopment plans for residential land use. Responsibilities included oversight of drilling and sampling of soil for delineation purposes, and technical reporting based on the findings.

Sampling Program for Certificate of Property Use (CPU) Site (2023 - present) – Private Client, Residential Subdivision in Mississauga, ON

Vanessa Stickle, B.A. - *continued*

Junior Risk Assessment Specialist

Participation in the field work portion of ongoing CPU Monitoring for a Risk Assessment Site near Lakeshore Rd E and Cawthra Rd in Mississauga, ON. The Site is currently developed as a residential subdivision with an underground parking level. Site monitoring duties included sub-slab vapour sampling.

Phase Two ESA – Delineation Program (2022-2023) – Create TO, 3699 Bloor Street W, Toronto, ON

The project property was occupied by a police station, and was proposed to be redeveloped for mixed residential, parkland, community, institution and commercial land use. The property consisted of a larger redevelopment plan and the investigation was conducted in accordance with the O.Reg. 153/04. Project duties included drilling oversight, soil sampling & groundwater sampling events as part of the Phase Two ESA for delineation to support the Risk Assessment component of the project.

Ph Two ESA Field Program (2021-2022) – Private Client, Proposed Multi-Use Redevelopment, Cambridge, Ontario

The project property was 38.9 hectares (96.3 acres) in size and was historically developed with residences, and previously used for commercial purposes. The property was utilized for agricultural purposes at the time of the investigation, and proposed to be redeveloped for residential and commercial purposes. The investigation was conducted in accordance with the O.Reg. 153/04. Responsibilities included the participation in an extensive groundwater sampling program on two separate occasions, including for groundwater delineation purposes.

Phase One & Phase Two ESAs (2022) – Private Client, Several property parcels near Williams Parkway & Mississauga Road, Brampton, ON

The project properties included several parcels of land primarily used for agricultural and/or residential purposes, with proposed redevelopment to residential land use. The investigation was conducted in accordance with the O.Reg. 153/04. Program responsibilities included Phase I ESA Site Visits and reporting for all parcels, and oversight for an interior drilling program during the Phase Two ESA investigation.

Phase Two ESA – Delineation Program (2022) – Create TO, 35 Bellevue Avenue, Toronto, ON

The project property was occupied by a city-owned parking lot and was proposed to be redeveloped for residential use with underground parking. The investigation was conducted in accordance with the O.Reg. 153/04. Project duties included drilling oversight, soil sampling & groundwater sampling events as part of the Phase Two ESA for delineation to support the Risk Assessment component of the project.

Phase I ESA (2022) – University of Toronto, Several properties, Toronto, ON

Responsible for completing a site visit and reporting on a due diligence Phase I ESA Investigation, conducted under CSA Standard Z768-01 (R2016), for several historical buildings on the University of Toronto Campus. Duties included Phase I Site Visits and a Phase I Report, which included all properties combined. The investigation included a review of historical and current documents pertaining to the Site and conducting interviews with Site contacts.

Excess Soils Program (2021) – Ministry of Transportation (MTO), Section of Trans Canada Highway/Hwy 11, near Timmins, ON

Responsible for field work portion of the project as part of an excess soils program involving a section of highway and an over-water bridge in Driftwood, ON (near Timmins, ON). Program responsibilities were comprised of an initial Site Visit for an Assessment of Past Uses report, and a soil sampling program involving the advancement of test pits along the highway and riverbank under the bridge portion.

EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix E – List of Reports Relied Upon and USB

List of Reports Relied Upon

1. Terrapex Environmental Ltd. (2020) *Summary of Environmental Investigation, 15 Denison Avenue, Toronto, Ontario*, dated April 30, 2020.
2. EXP (2022a) *Phase One Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario*, dated April 27, 2022.
3. EXP (2022b) *15 Denison Avenue, Toronto, Ontario, MST 2M4, Hydrogeological Investigation*, dated June 28, 2022.
4. EXP (2022c) *Phase Two Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario*, dated August 31, 2022.
5. EXP (2024a) *Phase Two Environmental Site Assessment Update, 15 Denison Avenue, Toronto, Ontario*, In-Progress.
6. EXP (2024b) *Free Product Removal Program, 15 Denison Avenue, Toronto, Ontario*, In-Progress.

EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix F – Notification to the City of Toronto to Apply Non-Potable Groundwater Standards



April 18, 2024

Office of the City Clerk
City of Toronto
13th Floor West, 100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: GTR-21018382-B0 Notification of Risk Assessment and Use of Non-Potable Standards
15 Denison Avenue, Toronto, Ontario

To Whom it May Concern:

EXP Services Inc. (EXP) has been retained to undertake Risk Assessment (RA) work and file a Record of Site Condition (RSC) under Ontario Regulation (O. Reg.) 153/04 for the above noted property (the 'Site'). The Site is located on the east side of Denison Avenue, west side of Augusta Avenue and south side of Wolseley Street, approximately 45 metres north of Queen Street West. The Site has an area of approximately 0.24 hectares (0.59 acres) and is currently in use as a parking lot. The Site is located in a highly urban area of mixed-commercial, institutional and residential land use.

Notification of RA

Environmental assessment work has been conducted on-Site by Terrapex Environmental Ltd. and EXP Services Inc. between 2020 and 2024. All soil and groundwater sampling and analysis was performed in full compliance with O. Reg. 153/04.

The contaminants of concern that are the subject of the RA are barium, lead, zinc, electrical conductivity, sodium adsorption ratio, acenaphthylene, anthracene, fluoranthene, benz(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, dibenzo(a,h)anthracene, F1 PHCs, and BTEX in soil and PHCs F1-F2 and xylene in groundwater.

Notification of Non-Potable Standards

As per O. Reg. 153/04, this letter serves to notify you of the intention to apply non-potable Standards (Ministry of the Environment, Conservation and Parks (MECP) Table 3 Standards) as listed in the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* to the above noted property.

The MECP non-potable site condition standards were deemed to be applicable because:

- The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system and have no potable water wells installed;
- The property is not located in an area designated in a municipal official plan as a well-head protection area or other designation identified by the City of Toronto for the protection of groundwater; and,
- The RSC does not specify agricultural or other use as the type of property use for which the RSC is being filed.

By submitting this letter, EXP is addressing the RSC requirement whereby the municipality must be informed of the intention to apply non-potable groundwater site condition standards in the preparation of the RSC.

1595 Clark Boulevard | Brampton, ON, L6T 4V1 | Brampton
t: 905.793.9800 | f: 905.793.0641 | exp.com

We trust that this provides the information required at this time. However, if you have questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,
EXP Services Inc.

A handwritten signature in blue ink, appearing to read "Sam Patterson", with a long, sweeping horizontal line extending to the right.

Samuel Patterson
(Samuel.Patterson@exp.com)
Risk Assessment Specialist / Project Manager
Environmental Services



Engineering & Construction Services

Metro Hall
55 John Street, 16th Floor
Toronto, Ontario M5V 3C6

Pat Scanga P.Eng. FEC.
Manager, Engineering Review

Tel: 416.392.8320
Fax: 416.392.4426
Pat.Scanga@toronto.ca
www.toronto.ca

April 23, 2024

EXP
1595 Clark Boulevard
Brampton, ON L6T 4V1
CANADA

ATTENTION: Gabriel Spizzirri

Dear Gabriel:

Re: 15 Denison Avenue, Toronto Ontario

Your Notice of Intention dated April 18, 2024, pursuant to Section 35(3)(d) of Ontario Regulation 153/04 to apply non-potable ground water site condition standards.

Please be advised that we have no objection to non-potable ground water site condition standards being applied in the preparation of a Record of Site Condition for the subject property.

Yours truly,

Stephanie Macri

SM for PS
Pat Scanga, P.Eng. FEC.
Manager, Development Engineering
Toronto East York District

EXP Services Inc.

Site Address: 15 Denison Avenue, Toronto, Ontario

Project Number: GTR-21018382-B0

Date: July 2024

Appendix G – Grain Size Rationale

APPENDIX G: RATIONALE FOR SOIL TEXTURE SELECTION

Based on previous subsurface investigations completed by EXP (2022c, 2024a) and Terrapex (2020), the Site stratigraphy is generally described as consisting of asphalt overlaying fill comprising of sand and gravel to clay, underlain by silty sand till, then followed by silty clay till down to a depth of approximately 3.05 to 16.0 mbgs. Bedrock was encountered at depths ranging between 14.93 m to 21.34 mbgs.

Two (2) soil samples were collected as a part of the 2022 EXP Phase Two ESA and analyzed by AGAT for grain size. The results of the grain size data are presented below in Table G.1.

Based on the observations made during previous drilling investigations and the results of the grain size analysis, as per Section 42 of O. Reg. 153/04, the QP_{ESA} has determined that less than 1/3 of the soil at the property, measured by volume, consists of coarse textured soil and hence standards for medium and fine textured soil at the property are applicable.

As per Section 42 of O. Reg. 153/04, coarse textured soil means soil that contains more than 50 percent by mass of particles that are 75 µm or larger in mean diameter and medium and fine textured soil means soil that contains 50 percent or more by mass of particles that are smaller than 75 µm in mean diameter.

Please refer to Table G.1 below for a summary of grain size sample location, depth and sample description. Please refer to Figure 5A of the Phase Two CSM (Appendix A) for a visual depiction of sampling locations at the Site. A copy of the Grain Size Analysis report is attached to this Appendix.

Table G.1: Grain Size Sample Information

Sample ID	Sample Depth (mbgs)	Soil Texture	Soil Type	Sample Location
BH3 SS2	0.8 – 1.4	Medium - Fine	Sandy silt; trace clay and gravel	Central
BH3 SS6	4.6 – 5.2	Medium – Fine	Clayey silt	Central

References:

- Terrapex Environmental Ltd. (2020) *Summary of Environmental Investigation, 15 Denison Avenue, Toronto, Ontario*, dated April 30, 2020.
- EXP (2022c) *Phase Two Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario*, dated August 31, 2022.
- EXP (2024a) *Phase Two Environmental Site Assessment Update, 15 Denison Avenue, Toronto, Ontario*, In-Progress.

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800

ATTENTION TO: Jason Slidders

PROJECT: GTR-21018382-A0

AGAT WORK ORDER: 21T846789

SOIL ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager

DATE REPORTED: Dec 30, 2021

PAGES (INCLUDING COVER): 6

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

***Notes**

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:15 Denison Ave.

ATTENTION TO: Jason Slidders

SAMPLED BY:M.K

O. Reg. 153(511) - ORPs (Soil)

DATE RECEIVED: 2021-12-17

DATE REPORTED: 2021-12-30

		SAMPLE DESCRIPTION:		BH2 SS2	BH2 SS5
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2021-12-17	2021-12-17
Parameter	Unit	G / S	RDL	3362030	3362031
pH, 2:1 CaCl ₂ Extraction	pH Units	NA		11.3	7.89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3362030-3362031 pH was determined on the 0.01M CaCl₂ extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 15 Denison Ave.

ATTENTION TO: Jason Slidders

SAMPLED BY: M.K

Particle Size by Sieve (Wet)

DATE RECEIVED: 2021-12-17

DATE REPORTED: 2021-12-30

		SAMPLE DESCRIPTION:		BH3 SS2	BH3 SS6
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2021-12-17	2021-12-17
Parameter	Unit	G / S	RDL	3362032	3362033
Sieve Analysis - 75 µm (retained)	%		NA	20.18	18.80
Sieve Analysis - 75 µm (passing)	%		NA	79.82	81.20
Soil Texture (Toronto)				Fine	Fine

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3362032-3362033 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-21018382-A0

SAMPLING SITE: 15 Denison Ave.

AGAT WORK ORDER: 21T846789

ATTENTION TO: Jason Slidders

SAMPLED BY: M.K

Soil Analysis

RPT Date: Dec 30, 2021			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - ORPs (Soil)

pH, 2:1 CaCl ₂ Extraction	3362744		6.88	7.32	6.2%	NA	99%	80%	120%	NA			NA		
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Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Particle Size by Sieve (Wet)

Sieve Analysis - 75 µm (retained)	3362032	3362032	20.18	19.46	3.6%	NA	104%	70%	130%	NA			NA		
Sieve Analysis - 75 µm (passing)	3362032	3362032	79.82	80.54	0.9%	NA	NA			NA			NA		

Comments: NA Signifies Not Applicable

Certified By:

Amanjot Bhella

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
pH, 2:1 CaCl ₂ Extraction	INOR-93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER
Sieve Analysis - 75 µm (retained)	INOR-93-6065	ASTM D1140	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	ASTM D1140	SIEVE

