

ENVIRONMENTAL SITE SUMMARY & APPRAISAL
915-945 Lakeshore Boulevard East, Toronto, ON

SITE LOCATION:	181 Villiers (& 625 Lakeshore)	REPORT DATE:	01/01/16
CONTACT:	Hon Lu, Director, Environmental Management (Toronto Port Lands Company) hlu@tplc.ca / (416) 985-4094	LAST SITE INSPECTION DATE:	TBD
GENERIC SITE CONDITION STANDARDS:	Standards as defined by O.Reg. 153/04, Records of Site Condition, Part XV.1 of the Environmental Protection Act (EPA) as amended by O.Reg. 511/09	CONSULTANT / ENGINEER	TBD

PURPOSE:	<ul style="list-style-type: none"> Environmental summary and appraisal of investigations to establish the condition of subsurface soils and groundwater, and land value/redevelopment potential.
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REPORTS:	<ul style="list-style-type: none"> CONFIDENTIAL/TBD
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CONCLUSIONS / RECOMMENDATIONS:
<p>The site was used by a number of commercial businesses within the on-site building including most recently film production Showline Harbourside Studios.</p> <p>Based on the 1965 Fire Insurance Plan, the western third of the site was used by Shell Canada for storage tanks, mainly petroleum and diesel. When the Showline Building was constructed, it was <u>unlikely that any cleanup</u> would have been undertaken beyond the criterion of the day (1% oil and grease), therefore, 30 to 35% of the site is estimated to be contaminated beyond the current MOECC criteria of 0.5% oil and grease (Industrial/Commercial) and 0.1% oil and grease (Residential/Parkland) to a depth of 2.0 m.</p>

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REMEDIATION COST ESTIMATES

Estimated order of magnitude cost to bring this site into modern standards would be in the range of:

TYPICAL

- Industrial/Commercial Standards - \$1.96 M (\$300K per acre)
- Mixed Use (Residential/Parkland Standard) - \$2.275M (\$350K)

RISK-BASED REMEDIATION (DEPENDENT ON CROSS CONTAMINATION STATUS)

- Industrial/Commercial Standards - \$550K (\$85K per acre)
- Mixed Use (Residential/Parkland Standard) - \$600K (\$90K per acre)

SITE CHARACTERISTICS:

- Generally flat and 5.32 hectares (6.52 acres) in size
- TBD

POTENTIAL CONTAMINATING ACTIVITY:

Direction	Currently	Formerly	Potential Concerns
North	Lakeshore Boulevard	TBD	Unknown
East	Canroof (560 Commissioners Street/TPLC owned)	TBD	Potential migration
South	Commissioners Street	TBD	Unknown
West	Toronto Hydro (500 Commissioners to 885 Lakeshore/ TPLC owned)	TBD	None/TPLC (TEDCO) installed Waterloo Barrier and is reportedly installed around the exterior of the property. SHELL monitors and reports to TPLC on a perpetual basis based on an Agreement between SHELL & TPLC/TEDCO

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BACKGROUND INFORMATION

TOPOGRAPHY AND SURFACE DRAINAGE:
N/A

GENERIC SITE CONDITION STANDARDS SELECTION:

SCOPE OF WORK			
Designated Substance Survey			
Asbestos Samples	N/A	Other Samples:	N/A
Lead Samples	N/A		
Results Asbestos Analysis			
N/A			
Results Lead Analysis			
N/A			
Results Other Analysis			
N/A			

SCOPE OF WORK:			
Phase I and II ESAs			
Number of Boreholes:	TBD	Number of Monitoring Wells:	TBD
Depth Range:	TBD	Number of Existing Wells:	TBD
Soil Analysis:			
<ul style="list-style-type: none"> Soil samples were analyzed for pH, grain size, Volatile Organic Compounds (VOC's) including benzene, toluene, ethylbenzene and xylenes (BTEX), petroleum hydrocarbon (PHC) fractions (F1-F4), polycyclic aromatic hydrocarbons (PAH's) and poly chlorinated biphenyls. 			
Groundwater Analysis:			
<ul style="list-style-type: none"> TBD 			
SUBSURFACE CONDITIONS:			
<ul style="list-style-type: none"> TBD 			
Soil Vapour Survey:			
<ul style="list-style-type: none"> Headspace vapour concentration was determined using a GasTech 1238ME PID. 			
MONITORING:			
<ul style="list-style-type: none"> TBD 			