

APPENDIX C

Phase 1 Environmental Site Assessment





THURBER ENGINEERING LTD.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
SCARBOROUGH CENTRE
TRANSPORTATION MASTER PLAN
CITY OF TORONTO, ONTARIO**

Report

to

LEA Consulting Ltd.

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File: 12114



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1. INTRODUCTION

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the proposed Scarborough Centre Transportation Master Plan (SCTMP) in the City of Toronto. The SCTMP is a study to develop a framework for a connected multi-modal transportation network within Scarborough Centre and the surrounding area. The study area for the SCTMP is bound by Midland Avenue to the west, Markham Road to the east, Highway 401 to the north and Ellesmere Road to the south. The Phase I ESA for the SCTMP was undertaken by Thurber Engineering Ltd. (Thurber) for LEA Consulting Ltd., as part of a Municipal Class Environmental Assessment (EA) for the City of Toronto. The purpose of the Phase I ESA was to assess the presence of existing or potential environmental concerns within the study area that may have resulted from previous and/or current land uses. The work was carried out following the general procedures of CSA Standard Z768-01, with a city directory search conducted in lieu of a legal title search, and a windshield site reconnaissance conducted in lieu of detailed site observations.

It is a condition of this report that Thurber's performance of its professional services is subject to the attached Statement of Limitations and Conditions.

This Report uses the International System of Units (SI Units).

2. SCOPE OF WORK

The Phase I ESA included the following tasks:

- A windshield site reconnaissance of the study area, conducted by Mr. Mark Farrant, P.Eng. of Thurber on November 17, 2016;
- Review of City of Toronto Zoning Maps to identify existing land-usage;
- Review of local and regional topographic and geologic maps;
- Review of aerial photographs from the Ministry of Natural Resources (MNR) for 1939 and 1980 and imagery available online through the City of Toronto website and Google Earth;
- Review of selected city directories from 1960 to 2000 in approximate 5 year intervals;
- Requested Opta Enviroscan Report, which included available Fire Insurance Plans from 1959 and 1969; and,
- Requested Ecolog Environmental Risk Services Ltd. (ERIS) Report for the study area, which included searches of various federal, provincial and private source databases for



records of potential environmental concerns such as spills, former waste disposal sites, registration of underground/above ground fuel storage tanks, environmental infractions, environmentally sensitive area information and/or other relevant information.

3. SITE DESCRIPTION

The limits of the study area for the Phase I ESA are bounded by Midland Avenue, Markham Road, Highway 401 (including the interchange ramps) and Ellesmere Road (see Drawing # 12114-1 in Appendix A). The study area includes several intersecting roads including Brimley Road, McCowan Road, Bellamy Road North, Progress Avenue, and Milner Avenue, and other smaller streets. Three Highway 401 interchanges are located within the study area at Brimley Road, McCowan Road and Markham Road. A Toronto Transit Commission (TTC) Scarborough RT elevated light rail transit line crosses through the study area in a general east-west direction and ends between McCowan Road and Bellamy Road North.

Based on visual observations of the study area and a review of City of Toronto Zoning Maps from 2013, the land-use is mainly Commercial in the centre of the study area, with Employment / Industrial areas near Midland Avenue and Markham Road. Residential areas are located north of Highway 401 and south of Ellesmere Road. Prominent sites within the study area include the Scarborough Town Centre shopping mall, Scarborough Civic Centre, Consilium Place office towers, and Atlantic Packaging Products factories.

The Quaternary geologic mapping for the site (OGS Map P.2204, 1980) indicates that the soil conditions in this area mainly consist of glacial tills ranging in composition from clayey silt to sandy silt (Halton Till), with modern river deposits of sand, silt, minor gravel and organic material located at the East and West Highland Creeks. The deep bedrock (greater than 30 m) in the area comprises grey shale with limestone interbeds (Georgian Bay Formation) (Map 2254, 1972). Recently, agriculture, development, and road construction activities in the area are expected to have resulted in placement of anthropogenic (fill) deposits in some areas. The ground surface topography of the study area is generally flat, with elevations ranging from approximately 160 to 170 m above sea level, except at localized depressions such as creek crossings.

The study area is located within the Highland Creek Watershed as part of the Toronto and Region Conservation Authority. East Highland Creek and West Highland Creek pass through portions of the study area.

4. RECORDS REVIEW

4.1 Aerial Photographs and Digital Imagery

Aerial photographs from the Ministry of Natural Resources (MNR) for the years 1939 and 1980 were requested through Ecolog ERIS. Additional digital imagery was available online through the City of Toronto archives website (1947 to 1992) and Google Earth (2002 to 2016). The aerial photographs and imagery were reviewed at approximate 10 year intervals, which was considered to be sufficient to observe changes in the study area over time. A summary of the aerial photographs and imagery is provided in Table 1 below. The MNR photographs purchased are included in Appendix B.

Table 1: Summary of Aerial Photographs

Year	Description of Study Area
1939	<ul style="list-style-type: none"> - Mainly open fields and farmland with NE-SW railway corridor crossing Ellesmere Road, Bellamy Road N and Markham Road - Buildings appear to be mainly farms or houses - 3 branches of Highland Creek visible - Highway 401 not yet constructed
1950	<ul style="list-style-type: none"> - Relatively unchanged since 1939
1960	<ul style="list-style-type: none"> - Highway 401 now constructed across north boundary of study area - Land use within study mainly open fields or farmland, with some development including works yard at northwest corner of Midland Avenue and Ellesmere Road - Residential streets and houses developed south of Ellesmere Road
1970	<ul style="list-style-type: none"> - Considerable commercial and industrial development since 1960 including many buildings and new streets - Most of development located south of Progress Avenue, west of Brimley Road, and east of McCowan Road - 2 east branches of Highland Creek realigned and connected to become 1 branch that no longer crosses Ellesmere Road
1980	<ul style="list-style-type: none"> - Scarborough Town Centre and Civic Centre buildings now developed between Brimley Road and McCowan Road - More industrial and commercial development north of Progress Avenue - Additional residential, commercial and industrial development

Year	Description of Study Area
	north of Highway 401
1991	<ul style="list-style-type: none"> - Scarborough RT rail corridor now developed crossing majority of study area - Additional streets and buildings developed north of Progress Avenue between McCowan Road and Bellamy Road N - Highway 401 interchange ramps now located at Brimley Road
2002	- Relatively unchanged since 1991 with some additional buildings developed
2012	- Relatively unchanged since 2002 with some additional buildings developed
2016	- Relatively unchanged since 2012

4.2 City Directories

Thurber requested a city directory search for address listings on all streets within the study area through Ecolog ERIS Ltd. A summary of the city directory listings recorded during the search is included in Appendix C.

Relevant available city directories (Toronto Scarborough Criss-Cross) were reviewed at approximate 5-year intervals from 1960 up to 2000. Table 2 below is a summary of the properties listed in the directories where the land usage is considered to be environmentally significant:

Table 2: Significant Properties from City Directory Search

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
1100 Bellamy Rd	Graphico Precision	1970	2000
1120 Bellamy Rd	M. Stanton Electro Plating	1975	2000
	Nashid Used Auto Parts	2000	2000
	Graphico Precision Works	1991	1991
	Glimax J E Plating	1991	1991
	L&R Gear Machine Shop	1970	1985
	Turner Steel Rule Dies	1970	1970
	Cardinal Corrugated Containers Ltd	1970	1970
1145 Bellamy Rd	Molyslip Industrial Lubricants	1991	2000

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Am Can Chemicals Inc EWP Industrial Grinding Inc Donmor Precision Ltd Front Wheel Drive Automotive Parts Mariposa Plastics Ltd TK Plastic Manufacturing Denault Chemical	1996 2000 1985 1991 1975 1975 1970	2000 2000 1996 1991 1975 1975 1970
1149 Bellamy Rd	Omega Circuits Glen Chemicals Finnan Engineered Products MAS Precision Plastics TTS Manufacturing Enterprises Brentwood Tool Inc JIT Automation Cross Industrial Plastics Inc Custom Universal Machine Shop Graphico Metal Fabricating	2000 1996 1985 1991 2000 1991 1991 1991 1985 1985	2000 2000 2000 2000 2000 2000 1996 1991 1985 1985
1290 Bellamy Rd	Varta Batteries Globelite Batteries Ltd	1975 1970	1975 1970
1291 Bellamy Rd	Toyota Canada Inc Canadian Motor Industries Holdings	1985 1970	1991 1975
1560 Brimley Rd	Wilmac Automotive	2000	2000
1568 Brimley Rd	Victory Insulation Ltd	1975	1975
1570 Brimley Rd	Macey Geo Ltd Plastics	1970	1970
1600 Brimley Rd	Civic Mould and Tool Prima Chrome Manufacturing Ltd	1985 1970	1991 1970
1750 Brimley Rd	Brenway Transport Royal Oak Wood Products Fiat Motors of Canada Ltd	1996 1996 1970	1996 1996 1980
200 Consilium Place	Organon Canada Ltd.	2000	2000
16 Cosentino Drive	Unique Mould Makers Emerson Precision Manufacturing	1980 1970	1980 1975
18 Cosentino Drive	Kings Auto Body Pinemore Collision & Auto Body	1996 1985	2000 1985
20 Cosentino Drive	Trabur Painting Ltd	1985	1996

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Pinton Plating Domen Custom Picrite Precision Parts Ltd	1985 1980 1970	1985 1980 1970
30 Cosentino Drive	Nortel Manufacturing	1970	1970
31 Cosentino Drive	L B Towing	1980	2000
35 Cosentino Drive	DAB Custom Fabricating York Ornamental Iron Ltd	1985 1970	1985 1980
37 Cosentino Drive	Grant Iron & Steel	1980	2000
39 Cosentino Drive	Independent Extrusion Die Co Ltd	1970	1970
43 Cosentino Drive	O'Hara Manufacturing Ltd	1980	1980
1150 Ellesmere Rd	Sunoco Mid-Ell Service Station Midland Park BP Service Station	2000 1985 1970	2000 1985 1980
1151 Ellesmere Rd	Watson's Shell Service Station Ostrowki Ed Shell Service	1975 1970	1980 1970
1200 Ellesmere Rd	Silgan Plastics Rexam Containers Ltd Canada Plastic Containers Ltd	2000 1996 1970	2000 1996 1991
1205 Ellesmere Rd	Spring Cleaners & Alteration Stanley Cleaners & Alterations Brothers Cleaners & Alterations Superior Cleaners	1991 1985 1975 1970	2000 1985 1980 1970
1217 Ellesmere Rd	BGS Bearings & Equipment Ltd. Principal Plastics Int'l Electronic Components Inc Dunlea Plastics Co Ltd Will-Hart Ltd Manufacturing	1980 1985 1985 1980 1980	1985 1985 1985 1980 1980
1220 Ellesmere Rd	BGS Bearings & Equipment Ltd. KB Electronics RN Mechanical Ltd Challenge Insignia Products Mfg NP Group Precision Signs Ltd Dunlea Plastics Co Ltd	1991 1996 1996 1996 1996 1975	2000 2000 2000 2000 2000 1975
1276 Ellesmere Rd	Novopharm Ltd	1980	1991
1290 Ellesmere Rd	Novopharm Ltd	1970	1985

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
1300 Ellesmere Rd	Albern Aluminum Manufacturing Co Centennial Plastics	1970 1970	2000 1970
1302 Ellesmere Rd	Astra Auto Collision Nick's Auto Technology Services & Sales United Automotive Services Elbrim Motors	2000 2000 1996 1970	2000 2000 1996 1970
1320 Ellesmere Rd	Precise Automation Machine & Tools Byco Products Ltd Precise Paper Converting Canadian Worsted	2000 1980 2000 1980	2000 2000 2000 1980
1401 Ellesmere Rd	Esso Gasbar	1991	1991
1581 Ellesmere Rd	Marlene's Custom Cleaners	1996	2000
1615 Ellesmere Rd	Esso Service Station Servacar Gas Station Natale's Service Station	1991 1980 1970	1991 1980 1975
1651 Ellesmere Rd	Petro Canada Service Station Bailey's BP Service Station	1975 1970	1991 1970
1744 Ellesmere	Parkers Custom Clothing Care	1985	2000
1830 Ellesmere Rd	Unique Mould Makers	1996	2000
1850 Ellesmere Rd	Glenford Paper Ltd	1985	1985
1860 Ellesmere Rd	Stone's Auto Service Sunoco P&J Auto Care Saad Motors	2000 1970 1996 1980	2000 2000 1996 1980
1911 Ellesmere Rd	Brother's Cleaners & Launderers	1970	1985
1940 Ellesmere Rd	A&E Automotive Services Automotive Care Abo's Auto Repair Bawa Motors Budget Automotive Chevron Oils Ltd. Don's Auto Clinic Genuine Autos Gilman Auto Service Center	1996 1985 1996 1996 2000 1985 1996 1996 1991	1996 1985 2000 2000 2000 1985 1996 2000 2000

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Ihab Auto R&V Autobody Nx Autobody RNR Motors Scarborough Starters and Alternators Shahin Motors Suki Motors Speedway Auto Service Sure Auto Service Tumber Motors Vee Two Mufflers Vales Mike Auto Service W G Auto Center C&K Industrial Painting Inc Applied Power Automotive Can Richardson T Mechanical & Millwriting	1996 1985 1985 1996 1996 1996 1996 2000 1996 1996 1991 1996 1980 1975 1980	1996 1985 2000 1996 2000 1996 1996 2000 2000 2000 1991 2000 1991 1975 1980
1950 Ellesmere Rd	Don's Auto Clinic Elite Auto Center Entec Marine Services Advanced Hydraulics Mr Carburetor Harrison's Auto Service GSL Tool & Machinery Peter's Auto Glass & Trim Vales Towing & Storage & Service Mike Vale's Auto Service T&T Auto Care Fox AE Tool & Mould Clymax Radiator Repairs Thexton Hydraulic Co Tech Star Plastic Fox AE Tool & Mould RK Tool & Plastics Ltd Great Lakes Machine & Tool Co	2000 1996 1980 2000 1996 1996 2000 1996 1996 1996 1991 1985 1985 1980 1980 1980 1975 1970	2000 2000 2000 2000 2000 2000 2000 2000 2000 1996 1991 1985 1985 1985 1980 1980 1975 1970
1960 Ellesmere Rd	Pak Electro Plating Custom Components Manufacturing	1970 1985	2000 2000

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Precise Finishers Ltd All-Lift Scarborough Tech-Star Plastic Fulcher Tool & Stamping	1970 1985 1985 1970	1991 1991 1985 1970
1967 Ellesmere Rd	Atlas Agency of Imperial Oil Dipol Engineering & Fabricating Progress Steel Fabricating & Welding Co	1975 1975 1975	1975 1975 1975
1970 Ellesmere Rd	Alamo Autosports All Transmission Supply Co. King-o-matic Industries Maranel Manufacturing Ltd Otto John Welding Co Ltd Eastern Precision Machining Precision Machining Sunic Plastics Progress Steel Fabricating & Welding Co Atlas Agency of Imperial Oil Boss Fabricators of Canada Inc Progress Steel Fabricating & Welding	1996 1991 2000 2000 1991 1980 2000 1991 1980 1980 1985 1980	1996 2000 2000 2000 2000 2000 2000 1991 1980 1980 1985 1980
1990 Ellesmere Rd	Monarch Mould Co Ltd Canadian Plating Rack Inc Altype Mfg Ltd Automatic Plastics Plastic Packaging Services	1980 1980 1985 1980 1980	2000 1996 2000 1980 1980
2000 Ellesmere Rd	Novopharm Ltd Nucro Technics Ltd Nortel Manufacturing Hickey Plastics Ltd Y&B Metals Ltd	1985 1980 1980 1975 1975	1991 2000 1980 1980 1975
2010 Ellesmere Rd	Novopharm Eastern Laboratories Esmond Manufacutring	1980 1980 1980	1991 1980 1980
2020 Ellesmere Rd	Nortel Manufacturing Ltd Ward Robertson Chemicals and	1996 1985	1996 1985

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Commodities		
2040 Ellesmere Rd	Nortel Manufacturing Ltd Wyant & Co paper prods Wyant Chemical Co Ltd	2000 1980 1980	2000 1985 1985
2050 Ellesmere Rd	Mytronics Ltd Leecraft Industries Rotosoft Foam Inc foam rubber A&D Bumper Repair & Sales Schrieder Textiles & Plastics Trivco Printers Ltd	1996 1980 1985 1985 1985 1980	2000 1985 1985 1985 1985 1985
2085 Ellesmere Rd	Newth Gordon Service Station	1970	1970
10 Estate Dr	Elpeco Fabricators	1991	2000
16 Estate Dr	Drivetec Manufacturing Ltd R&D Mechanical Services Chemical Equipment Fabricators Ltd	1996 1996 1975	2000 2000 1985
20 Estate Dr	EC Design Ltd McDougall Fabricators Ltd	1991 1996	2000 1970
29 Estate Dr	Metalpro Tools Ltd Buckley's Sheet Metal Manufacturing	1980 1975	1991 1975
33 Estate Dr	Buckley's Sheet Metal Manufacturing	1970	1970
37 Estate Dr	Maintenance Metals & Alloys Inc Estate Plastics Ltd Schuller Machine & Tool	2000 1985 1970	2000 1985 1980
41 Estate Dr	Nelmanco Ltd	1970	1970
49 Estate Dr	Protect Plastics Ltd	1996	1996
55 Estate Dr	Eltez Machining Company Ltd	1985	1985
40 Executive Crt	SKF Canada Ltd	1985	2000
1 Golden Gate Crt	Atlantic Heat Treating Ltd Allcoat Products Centennial Machine Ltd Dhurga Auto Center Pal Mart Auto Loading & Design Pro Teck Auto & Services Leo's Truck Service D&S Auto Service	1970 1996 1970 2000 2000 2000 2000 1985 1980	2000 1996 2000 2000 2000 2000 1985 1980

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	C&R Transmission Service	1970	1975
2 Golden Gate Crt	JRM Tube Inc Simco Precision Machining & Tooling	2000 1980	2000 1980
3 Golden Gate Crt	Atlantic Heat Treating Ltd	1980	1980
4 Golden Gate Crt	Centennial Machine Ltd	1980	1980
5 Golden Gate Crt	Reliable Automatic Transmission	1980	1980
7 Golden Gate Crt	Royal Sheet Metal Vend-All Repair Service C&R Transmission Service	1980 1985 1980	2000 1985 1980
8 Golden Gate Crt	Muir's Cartage Ltd	1975	1985
10 Golden Gate Crt	Muir's Cartage Ltd	1991	2000
12 Golden Gate Crt	Comet Spraying & Landscaping Grant's Welding Surrey Pattern & Mould Co	1985 1980 1975	1985 1980 1975
15 Golden Gate Crt	Keystone Manufacturing Plastics Commercial Alcohols Ltd	1996 1970	2000 1991
18 Golden Gate Crt	J&K Die Casting Ltd	1970	2000
22 Golden Gate Crt	Airtronic Metal & Machine Parts Ltd	1991	1991
27 Golden Gate Crt	Plasmold Industries	2000	2000
29 Golden Gate Crt	Trade Gas Services Toronto Ltd D&E Precision Tooling Ltd	1991 1970	2000 1975
31 Golden Gate Crt	Network Environmental Services Inc	1996	2000
33 Golden Gate Crt	Parker Pad & Printing Ltd	1970	1985
34 Golden Gate Crt	Astra Dies Ltd Refa Metal Fabricators Atlantic Auto Center Jig Masters	1980 1996 1991 1980	1996 2000 1991 1985
111 Grangeway Ave	RBC	1996	2000
1201 Markham Rd	Shell Canada Mullen Ray Service Station Automated Packaging	1980 1970 1980	2000 1980 1985
1210 Markham Rd	Anig Aluminum Manufacturing Ltd Automated Packaging Inc	1980 1985	2000 1985
1221 Markham Rd	Markham Coin Laundry & Dry Cleaning	2000	2000
2045 Midland Ave	Toronto Plastics Ltd	1970	2000

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
2105 Midland Ave	CMC Forgings	1991	2000
	Global Rack & Pinion	1996	2000
	S&T Hydraulics Ltd	1980	2000
	Coulter Radiator Ltd	1996	2000
	Challenger Tool & Die	1985	1985
	Algonquin Packaging Custom Packaging	1980	1985
	Jorret Metal Craft	1980	1991
	Lyncadon Steel Fabricators	1980	1980
	Midway Metal Products	1980	1980
	Schildt Machining Co	1980	1980
2115 Midland Ave	Maple Crest Wood Products	1985	1996
	Bouchard & Sons Ltd	1991	1991
	Big Red Oils Ltd	1980	1980
	Galeo Sheet Metal Ltd	1970	1970
	Lucas Engines Ltd	1970	1970
	Arbourwood Products Ltd	1970	1970
2200 Midland Ave	Halo Packaging CO	1970	1970
2215 Midland Ave	Triple A Tire Inc	1996	2000
	Truck Equipment & Service Co Ltd	1996	2000
	BVA Manufacturing	1985	1985
2220 Midland Ave	Automotive Refinish Technologies	1996	2000
	Grohmann Automation	2000	2000
	Bouchard & Sons	1980	1985
	Malone Oil Co Ltd	1970	1985
	Canadian Industrial Hard Chrome Co	1980	1985
	Power Battery Sales	1985	1985
	Better Chemical Ltd	1985	1985
	Palmer Thermometer Co	1985	1985
	Crosler Machine Shop Specialists	1980	1980
	McAsphalt Industries	1980	1980
	AT Service bus machine repair	1980	1980
	Radco td mercury vapour lamps	1980	1980
	Major Wire Industries	1980	1980
2240 Midland Ave	Micrometric Jig Boring & Jig Grinding Ltd	1980	1980

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Bondeco Automotive Ind Ltd	1980	1980
2247 Midland Ave	Micrometric Jig Boring & Jig Grinding Ltd RB Painting Inc	1985 1991	2000 1991
44 Milner Ave	Triple A Manufacturing Co	1970	2000
59 Milner Ave	Ontario Foamers Insulation Condor Laminations	1980 1980	1980 1985
70 Milner Ave	Triple A Manufacturing Co	1991	1996
75 Milner Ave	Norman Wade Co Techniprint Services Action Paper & Packaging Co	1980 1980 1985	1996 1985 1985
80 Milner Ave	Electro Circuit Inc. TI Polybag Converters Ltd Die-X Ltd Triple Manufacturing Co	2000 1996 1996 1996	2000 2000 1996 1996
110 Milner Ave	Nationwide Auto & Glass & Supply Boiler Specialty Services Orbit Chemical Specialties	2000 1980 1980	2000 1985 1980
120 Milner Ave	L&K Industries Europaint Autobody Supplies & Equipment AT Designs Insignia Ltd	2000 1996 1991	2000 1996 1991
126 Milner Ave	Armour Valve Ltd Honda Canada	1996	2000
128 Milner Ave	Ryder J H Machinery Ltd Toronto	1980	1985
130 Milner Ave	All Steel Doors Ltd Maccaferri Steel Wire Products Ltd	2000 1970	2000 1991
140 Milner Ave	Ontario Plastic Fabricators Polycraft Plastics Select Sheet Metal Limited S&Y Chemical Supply Ltd Heat Seal Insulation Eqp & Sup Chassis Shop welding serv Toronto Industrial Battery Services	1996 2000 2000 1985 1985 1985 1980	2000 2000 2000 2000 1985 1985 1980
150 Milner Ave	Compressor Repairs Ltd Envirofab Manufacturing Co.	1996 2000	2000 2000

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Toronto Industrial Battery Services	1991	2000
	J&L Woodworking	1996	2000
	TLM Machinery & Equipment	2000	2000
	Val Metal Fabricating Ltd.	1996	2000
	Performance Plastics Ltd	1991	1996
	Toronto Industrial Battery Services	1985	1996
	United Silicone Inc	1985	1985
160 Milner Ave	Tank& Pipe Specialists	1996	1996
165 Milner Ave	Collings & Aikman Plastics Ltd	2000	2000
	GS Woolley Div of Manchester Plastics	1996	1996
172 Milner Ave	Acme Steel	1980	1985
52 Production Drive	Harrison Muir Ltd	1975	1985
60 Production Drive	East Metal Products Limited	2000	2000
	Canadian Strut Products	1975	1980
70 Production Drive	A T Designs Insignia Limited	1996	2000
	Leslie Brothers Sheet Metal	1980	1985
80 Production Dr	Freightliners Truck Ctr	1985	1985
90 Production Dr	MMS Tool and Die	2000	2000
	RC Enterprises Ltd leather goods	1985	1985
100 Production Dr	Plastwood Manufacturing Ltd	1975	1980
106 Production Dr	GTA Custom Woodworking Inc	2000	2000
108 Production Dr	Coltech Quality Woodworking	1996	2000
116 Production Dr	SJS Plastic Bags Ltd	1980	1980
120 Production Dr	Atom Electroplating Limited	1985	2000
	Paache Airbrush Canada Ltd	1980	1980
	Adhesive Application Systems Ltd	1980	1980
122 Production Dr	Deshevy Industrial Coating	1985	2000
	Graham Industrial Finishers Ltd	1980	1980
128 Production Dr	DBL Plastics	1991	2000
275 Progress Ave	Gaya Industries Limited	1991	2000
	Canadoor Ltd metal doormaking	1985	1985
262 Progress Ave	Royal Precision Tooling	1985	1985
280 Progress Ave	Canada Post	1980	2000
	Surridge B Sheet Metal	1980	1985
	Trade Gas Services	1980	1985

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Fallco Vinyl Products Ltd	1980	1985
	El-Al Boiler & Maintenance Services Ltd	1985	1985
	J&B Paper Products	1980	1980
285 Progress Ave	All Weather Gas Services	1996	2000
	Progress Machine and Tool Ltd	1996	2000
	Wideline Machine & Tool	1996	1996
	Surridge Sheet Metal	1991	1991
	Astra Dies Ltd	1975	1975
	Surridge B Sheet Metal	1970	2000
305 Progress Ave	NF Polybag Ltd	2000	2000
	Bear Power Automotive Inc	1985	1985
	Applied Power Automotive Can Ltd	1975	1980
333 Progress Ave	Bick's Pickles	1970	2000
350 Progress Ave	Bio-Lab Canada Inc	1996	2000
390 Progress Ave	Arrow Sheet Metal Ltd	1985	1985
	East Metal Products Co	1975	1980
	Stanwood Plastic Products Ltd	1970	1975
651 Progress Ave	Canadian Bearings Co Ltd	1975	1975
670 Progress Ave	Nedco	2000	2000
	GBA Refineries Ltd	1991	2000
	All-Lift Ltd	1996	2000
	Cooltec Coolers	1996	1996
	Lee Craft Industries Ltd	1985	1991
	Combustion & Energy Systems	1980	1980
675 Progress Ave	AG Simpson Automotive Parts Manufacturing	1975	2000
680 Progress Ave	Carrier Canada Ltd Auto Parts	1991	1991
	Malpack Polybag Co	1980	1985
690 Progress Ave	Classique Manufacturing Inc	1991	2000
	Crest Circuits	1985	1991
	Gaya Industries	1980	1985
	Telak Electronics Ltd	1980	1980
700 Progress Ave	Innovative Choices	1996	2000
	Critical Machining	2000	2000

Address	Occupant	Earliest Listing Viewed	Most Recent Listing Viewed
	Quick Circuits	1996	2000
	Brite Plating	1991	1996
	Expert Circuits	1985	1991
	Norman J Automotive Ltd	1985	1985
705 Progress Ave	Petro Canada Touch	1985	1991
	Molyslip Industrial Lubricants	1980	1985
	Texcan Pharmaceuticals	1980	1980
	Mather & Platt CAN Ltd	1980	1980
	Magneto Hydraulics	1980	1980
	Branson Ultrasonics Corp Canada	1980	1980
	Commonwealth Plastics Industries	1980	1980
720 Progress Ave	Toronto Oxygen Ltd	1980	1985
721 Progress Ave	Brafasco	2000	2000
727 Progress	East Star Construction	2000	2000
733-755 Progress Ave	Mould-Tek Industries Inc	1975	1985
821 Progress Ave	Asko Mould and Tool Co Ltd	1975	1985
860 Progress Ave	Integrated Plastics Ltd	1970	1970
863 Progress Ave	BLM Automatic Clutch Ltd.	1975	2000
869 Progress Ave	Doug's Auto Care	1996	2000
	Handschy Chemical Canada Ltd	1970	1980
878 Progress Ave	N&S Machine & Tool	1975	1980
	Gaunt Steel Products	1985	1985
886 Progress Ave	Nedco Ltd	1975	1975
900 Progress Ave	Petro-Canada Service Station	1980	1991
1 Toyota Place	Toyota Canada Inc	1996	2000

The remainder of the listings in the directories reviewed consisted of residential or various other types of commercial properties. No listings were found within the study area or the streets were not listed in the 1965 or 1960 directories.

4.3 Fire Insurance Plans

Thurber requested a search for Fire Insurance Plans (FIPs) through the Opta Environmental Services Enviroscan report. The report included FIPs from 1959 and 1969 for portions of the



study area. The observations noted on the FIPs reviewed are summarized in the table below. The Enviroscan report is included in Appendix D.

Table 3: Summary of Fire Insurance Plans

Year	Description of Study Area
1959	<ul style="list-style-type: none"> - FIP only depicts property at 2210 Midland Avenue (NW corner at Ellesmere Road) - Shows Township of Scarborough – Department of Works (Ellesmere Yard) under construction - Works yard includes 3 buildings, truck area, scales, a repair area, and 2 gasoline underground storage tanks (USTs)
1969	<ul style="list-style-type: none"> - FIPs only depict areas near Ellesmere Road and Progress Avenue from Bellamy Road to Markham Road - Manufacturing storehouses shown from 721-739 Progress Avenue (construction equipment, tape dispensers, distributors and motorcycles). A volatiles storage area is shown at 727 Progress Avenue - Several industrial buildings shown from 1080-1140 Bellamy Road N (construction, industrial air filters, electronics, sheet metal welding, and machine shops). A volatile storage area is shown at 1100A Bellamy Road N - Industrial buildings shown from 1800 to 1840 Ellesmere Road (construction and mining equipment, lamp parts and metal working) - An auto service shop with a gasoline UST shown at 1860 Ellesmere Road - Industrial buildings shown from 801 to 851 Progress Avenue (sheet metal working, electrical contractor, Bell Canada truck repair and garage). Gasoline USTs shown at 801 and 851 Progress Avenue - Industrial buildings shown at 1145 and 1149 Bellamy Road N (window assembly, painting, electronics, metal working, machine shop, tire storage, various light manufacturing) - Industrial buildings shown at 1950, 1960 and 2000 Ellesmere Road (various light manufacturing, offices and warehouses) - Various industrial buildings shown on Estate Drive (aluminum spray coating, insulation store house, ink manufacturing, metal fabricating, machine shop, snowmobiles, swimming pools and vending machine manufacturing, and various light manufacturing)



Year	Description of Study Area
	<ul style="list-style-type: none">- Industrial buildings shown at 861-867 Progress Avenue (printing, machine shop)- Several apartment buildings shown on Tuxedo Court- Gas station with auto service and a gasoline UST shown at 1201 Markham Road (NE corner at Ellesmere Road)- Two gas stations with auto service and gasoline USTs shown at 2095 Ellesmere Road and 1151 Markham Road

5. REGULATORY INFORMATION (ECOLOG ERIS REPORT)

The Ecolog ERIS Report (see Appendix E) provides information collected during the search of 65 databases maintained by government and private institutions. The Ecolog ERIS report requested by Thurber included a search area of all records within the study area.

The Ecolog ERIS document in Appendix E reported a total of 3,386 environmental records located at 838 properties within the search area. The records found at the relevant properties are listed in the Executive Summary: Site Report Summary – Project Property list, and expanded in the Detail Report. The locations of the relevant properties (Map Keys) are depicted on the Map and included in the Ecolog ERIS document. Table 4 following the text of this report incorporates the results of a review of the Ecolog ERIS document to identify areas of potential environmental concern within the study area, and refers to the Map Keys for the database records included in Appendix E.

6. SITE RECONNAISSANCE

On November 17, 2016, Mr. Mark Farrant, P.Eng. of Thurber carried out a windshield site reconnaissance of the study area. The site reconnaissance consisted of a drive-by assessment to make visual observations of obvious indications of potential site contamination. The observations were made from the roadway right-of-way without entering private lands. The weather conditions were clear and about 10°C, with good visibility during the site reconnaissance. The overall land use of the area was observed and properties with land usage that could potentially cause site contamination (such as factories, gas stations, waste management, chemical storage) were noted. Selected photographs from the site reconnaissance are included in Appendix F, as noted below.

The following properties and conditions were observed in the study area. The study area is generally described from west to east:



- The land usage along Midland Avenue between Highway 401 and Progress Avenue mainly consisted of industrial and commercial properties including shops and warehouses. Automobile parts shops were observed at 2250 and 2285 Midland Avenue, and a truck equipment manufacturing facility was observed at 2215 Midland Avenue (Photo 1).
- An Atlantic Packaging Products factory was observed along the west side of Midland Avenue between the TTC Scarborough RT corridor and Progress Avenue (111 Progress Avenue) (Photos 2 and 3). Commercial shops and warehouses were observed on the east side of Midland Avenue across from the factory. The Scarborough RT track and Midland Station cross Midland Avenue at approximately 275 m south of Progress Avenue.
- The Scarborough Department of Works Ellesmere Yard was observed on the west side of Midland Avenue south of the RT tracks at 2000 Midland Avenue (Photo 4). Several garbage trucks were observed on the property (Photo 5). Commercial shops, warehouses and offices were observed on the east side of Midland Avenue between the RT tracks and Ellesmere Road. Commercial plazas were observed on the south side of Ellesmere Road at Midland Avenue.
- Several automotive repair shops and other commercial warehouse buildings were observed along Cosentino Drive, east of Midland Avenue (Photo 6). A plastic bottle manufacturing facility with several above ground storage tanks (Silgan Plastics) was located at 1200 Ellesmere Road, east of Midland Avenue.
- An Atlantic Packaging Products factory was observed at 333 Progress Avenue, west of Brimley Road. Cooper Rental Equipment was observed near the northwest corner of Brimley Road and Progress Avenue (1750 Brimley Road), which contained storage of industrial equipment including generators and hydraulic boom lifts to the west of the building (Photo 7).
- Golden Gate Court, located west of Brimley Road between the RT tracks and Ellesmere Road contains several industrial buildings including metal and machinery works, a distribution warehouse, and automotive parts (Photos 8 and 9).
- Several industrial and commercial properties were observed along the north side of Ellesmere Road, west of Brimley Road including truck parts manufacturing, an

automotive repair shop, an analytical laboratory and window and door manufacturing (Photos 10 to 12). A Petro-Canada gas station was observed at the southwest corner of Ellesmere Road and Brimley Road (1270 Brimley Road) (Photo 13).

- The majority of the land usage between Brimley Road and McCowan Road consisted of commercial, residential and city properties. The Scarborough Town Centre shopping mall and other commercial stores were observed to the north of the RT tracks, and the Scarborough Civic Centre and residential buildings were observed to the south of the RT tracks (Photo 14). The Scarborough Station for the Scarborough RT was located immediately south of the shopping mall. A small works yard was observed near 510 Progress Avenue, north of the shopping mall (Photo 15). A CTV broadcasting facility was observed on the west side of McCowan Road, north of Highway 401 at 9 Channel Nine Court. At the southwest and southeast corners of Ellesmere Road and McCowan Road, ESSO and Petro-Canada gas stations were observed (1615 and 1651 Ellesmere Road, respectively) (Photos 16 and 17).
- North of Highway 401, several industrial and commercial warehouses and plants were observed along Milner Avenue between McCowan Road and Markham Road (Photos 18 to 20).
- South of Highway 401, the land usage between McCowan Road and Grangeway Avenue was observed to be mainly residential, commercial and office buildings. The Scarborough RT McCowan Station was observed on the east side of McCowan Road at Bushby Drive.
- Several industrial and commercial warehouses were observed along Progress Avenue between Grangeway Avenue and Bellamy Road N, including a large factory that appeared to be vacant at 675 Progress Avenue (Photo 21). A Scarborough RT railway yard (TTC McCowan Yard) was observed at 1720 Ellesmere Road, south of the vacant factory. A dry-cleaning shop (Parkers Dry Cleaners) was observed at 1744 Ellesmere Avenue, south of the railway yard.
- Several commercial buildings were observed along Bellamy Road N and on the north side of Ellesmere Road, west of Bellamy Road N. A Petro-Canada gas station and automotive repair shop were observed at the northwest corner of Bellamy Road N and Ellesmere Road (1860 Ellesmere Road) (Photo 22).

- East of Bellamy Road, a large Toyota office building / warehouse was observed on the north side of Progress Avenue (1 Toyota Place) (Photo 23). South of Progress Avenue, several industrial and commercial buildings were observed between Bellamy Road N and Production Drive, including a Bell Canada facility with a vehicle storage yard.
- On Production Drive, south of Progress Avenue, several industrial buildings were observed, including a printing facility, elevator manufacturing, Penske truck rentals, and metal recycling (Photo 24).
- Various industrial and commercial properties were observed along Estate Drive, west of Markham Road. A Petro-Canada gas station was observed between Estate Drive and Markham Road at 900 Progress Avenue (Photo 25).
- Several multi-tenant industrial and commercial buildings were observed along the north side of Ellesmere Road between Bellamy Road N and Markham Road, including multiple automotive repair shops and various manufacturing companies. A Shell gas station and an ESSO gas station were observed at the northeast and southwest corners of Markham Road and Ellesmere Road respectively (1201 and 1150 Markham Road) (Photos 26 and 27).

7. SUMMARY OF KEY FINDINGS

Based on the windshield site reconnaissance, historical records review, and environmental database information, the key findings of the Phase I ESA are summarized as follows:

- The land usage within the study area prior to approximately 1960 was primarily farmland and open fields with a railway crossing. Development in the study area began around 1960 with the construction of Highway 401, with considerable industrial and commercial development occurring in the mid-1960s. Additional development occurred throughout the 1970s and 1980s, including construction of the Scarborough Town Centre and the Scarborough RT rail track. Since the early 1990s, the land usage in the area has not changed and additional development has been relatively low.
- The current land usage in the study area is predominantly industrial and commercial, and contains 3 large factories, 7 gas stations, a city works yard, an RT rail corridor with 3 stations and a rail yard, and many properties with potentially contaminating activities including drycleaning, automotive repair, automobile wrecking, metal working, chemical usage and various types of manufacturing.



- The Ecolog ERIS report database record search confirmed the current or former existence of gasoline underground storage tanks, fuel oil tanks, and other fuel facilities, various waste generators and receivers, chemical and pesticide usage or storage sites, PCB usage or storage sites, and spills or other incidents.
- The properties that are identified as Areas of Potential Environmental Concern (APECs) that may have an impact on the SCTMP project are summarized in Table 4, following the text of this report. These properties are identified due to land-usage or previous spills or incidents that may have caused soil or groundwater contamination within the study area. The approximate locations of the APECs are depicted on the Areas of Potential Environmental Concern drawing, # 12114-2 in Appendix A.

8. CONCLUSION AND RECOMMENDATIONS

The potential for contaminated properties to impact the proposed SCTMP project is expected to occur in three possible ways:

- The acquisition of contaminated property required in the right-of-way (ROW) of proposed transportation facilities or other SCTMP related works;
- Spills or incidents within portions of the existing City of Toronto roadway ROW, or the TTC Scarborough RT ROW that may be utilized for SCTMP works;
- Migration of contaminants into the existing or future ROWs from adjacent APEC properties. Since the subsurface soil conditions consist of mainly glacial tills, contaminant mobility through native soils is expected to be low. However, contaminants may potentially migrate along preferential pathways such as localized fill, localized native sand or silt deposits, or buried utility trenches.

Further study in the form of a Phase II ESA is recommended on any APEC properties that are to be acquired for proposed transportation facilities or other works that may be designed as part of the SCTMP.

In addition to Phase II ESAs for property acquisitions, it is also recommended that soil and groundwater quality testing be conducted within the existing City of Toronto roadway ROW or TTC Scarborough RT ROW where construction of future transportation facilities or other works will require excavations near the APEC properties (within 50 m). Analytical testing should be conducted on soil and groundwater samples, and sewer-use by-law testing should be



conducted on groundwater samples. The analytical test parameters should be selected during planning of the testing program based on the nature of the potentially contaminating activities identified in Table 4, and may include petroleum hydrocarbons, volatile organic compounds, PAHs, PCBs and heavy metals. The results of the analytical testing will indicate whether contaminated soils or groundwater are likely to be encountered during construction, and whether they must be disposed of off-site as contaminated materials, or if they can be reused on site.

Table 4: Areas of Potential Environmental Concern

APEC #	Site Location	Occupant(s)	Potentially Contaminating Activities	Ecolog ERIS Report Map Key	Possible Contaminants*
1	100-300 Consilium Pl	Current office buildings, former various industrial	Iron and steel mill, manufacturing of ferro alloy, plastics, foil, coated paper bags, chemicals, 100 L diesel spill in 2003	1 to 3, 9, 10	M&I, VOCs
2	670, 680, 690, 700, 710 Progress Ave (north side)	Multi-tenant industrial / commercial buildings	Industrial machine rental, hydraulic lifts, machine shop, metal coating, printing, manufacturing of electronics, machinery, compressors, textiles, plastics, bags, small appliances, various waste generation	7, 21, 25, 37, 50	PHCs, M&I, VOCs
3	111 Grangeway Ave	RBC office building	PCB waste generation and storage	18	PCBs
4	1275 McCowan Rd, 290 Borough Dr	TTC McCowan, Scarborough Centre RT stations	Maintenance of railways and railcars and various waste generation	28	M&I, PHCs, PAHs
5	675 Progress Ave	A.G. Simpson Automotive factory, currently appears to be vacant	Automotive parts manufacturing, various waste generation, PCB storage site and waste receiver, several spills	51	M&I, PCBs, VOCs
6	720 Progress Ave	Toronto Oxygen Ltd.	Retail fuel storage tank, industrial machinery manufacturing	83	PHCs, M&I, VOCs
7	705 Progress Ave	Various industrial / commercial	Manufacturing of metal products, industrial machinery, audio and video equipment, printing, various waste generation	100	M&I, PHCs, VOCs
8	721, 727, 733-35 Progress Ave	Various commercial	Expired storage tank, asphalt contractor, printing, various wood and plastic manufacturing	97, 103, 123	PHCs, M&I, VOCs
9	821 Progress Ave	Various industrial / commercial	Manufacturing of metal products and various waste generation	277	PHCs, M&I, VOCs
10	1 Toyota Place, 1291 Bellamy Rd	Toyota Canada	Motor vehicle manufacturing, and various waste generation	204, 291	PHCs, M&I, VOCs
11	831 Progress Ave	Bell Canada	Private petroleum refueling station and various waste generation	313	PHCs
12	1145, 1149 Bellamy Rd	Multi-tenant industrial / commercial buildings	Manufacturing of metal parts, plastics packaging, industrial lubricant production and processing, printing and ink waste, and various other wastes	213, 252, 276	PHCs, VOCs, M&I
13	52, 60, 70, 80, 90, 108-128 Production Dr	Various industrial / commercial	Commercial truck rental and fuel storage tanks, metal recycling facility, manufacturing of metal parts, metal coating and painting and various waste generation	373, 363, 427, 406, 434, 435, 412, 414, 415, 418	PHCs, M&I, VOCs
14	861, 863, 869 Progress Ave	Various industrial / commercial	Manufacturing of automobile parts, metal working, and storage of printing ink	405, 422	PHCs, M&I, VOCs
15	10, 16, 20 Estate Dr	Various industrial / commercial	Manufacturing of metal and automotive parts	394, 402, 420	PHCs, M&I, VOCs
16	29, 33, 37, 41, 49, 55 Estate Dr	Multi-tenant industrial / commercial buildings	Manufacturing and fabrication of metal products, plastics and various waste generation	506, 514, 487, 524	M&I, VOCs
17	878, 886 Progress Ave	Various industrial / commercial	Manufacturing of metal products and various waste generation	461, 494	PHCs, M&I, VOCs
18	900 Progress Ave	Petro Canada	Petrol refueling station, 250L gasoline spill in 1990	568	PHCs

Table 4: Areas of Potential Environmental Concern

APEC #	Site Location	Occupant(s)	Potentially Contaminating Activities	Ecolog ERIS Report Map Key	Possible Contaminants*
19	1221 Markham Rd	Various commercial including dry cleaning	Dry cleaning and laundry services	720	VOCs
20	1210, 1220 Markham Rd	Various industrial / commercial	Manufacturing of automotive and metal parts, metal salvage yard and various waste generation	592, 562	M&I, PHCs, VOCs
21	1150, 2085 Ellesmere Ave, 1151, 1201 Markham Rd	Shell and Esso gas stations and former Petro Canada gas station	Active and former petrol refueling stations; 125L spill of gasoline in 1996	753, 768, 800	PHCs
22	2020, 2040, 2050 Ellesmere Rd	Various industrial / commercial	Manufacturing of circuit boards, semi-conductors, and electrical wiring	468, 486, 507	M&I, PHCs, VOCs
23	2000, 2010 Ellesmere Rd	Various industrial / commercial	Production and processing of pharmaceuticals	438, 433	M&I, PHCs, VOCs
24	1940, 1950, 1960, 1970, 1990 Ellesmere Rd	Multi-tenant industrial / commercial buildings	Automotive repair, metal and automotive part manufacturing, painting and coatings	311, 324, 340, 367, 399	M&I, PHCs, VOCs
25	1100, 1120 Bellamy Rd	Various industrial / commercial	Manufacturing of electrical parts, semi-conductors, circuit boards, aerospace products, and various waste generation	207, 209, 244	M&I, PHCs, VOCs
26	1860 Ellesmere Rd	Various commercial automobile service stations	Various automobile repair shops	263	PHCs, M&I
27	1830 Ellesmere Rd	Various industrial / commercial	Metal part manufacturing and fabrication	219	M&I, PHCs, VOCs
28	1744 Ellesmere Rd	Various commercial including Parker's Cleaners dry cleaning	Dry cleaning and laundry services	156	VOCs
29	1615, 1651 Ellesmere Rd	Petro Canada and Esso gas stations	Petrol refueling station, spill of 150L of gasoline to catchbasin	177, 167	PHCs
30	1581 Ellesmere Rd	Marlene's Custom Cleaners	Dry cleaning and laundry services	193	VOCs
31	1270 Brimley, 1401 Ellesmere Rd	Petro Canada gas station and former service centre	Petrol refueling stations, spill of 45L of gasoline to storm sewer	336, 392	PHCs, M&I
32	1560, 1570 Brimley Rd	Various industrial / commercial	Automotive repairs and servicing	353	PHCs, M&I
33	1600 Brimley Rd	Various industrial / commercial	Manufacturing of metal parts and metal coatings	308	M&I, PHCs, VOCs
34	1 - 34 Golden Gate Crt	Various industrial / commercial	Automobile repair services, machine rental, manufacturing of metal products, metal coatings, painting and heat treatments, expired fuel storage tanks, waste disposal and management	467, 464, 448, 12, 431, 413, 384, 368, 355, 345, 317	PHCs, M&I, VOCs
35	1300, 1302, 1320 Ellesmere Rd	Various industrial / commercial	Fabrication and manufacturing of metal parts, plastics and truck parts, automobile repair shops, pulp and paper production and various waste generation	452, 454, 419	PHCs, M&I, VOCs
36	1290, 1276 Ellesmere Rd	Novopharm	Production and processing of pharmaceuticals and various waste generation	490, 491, 530	M&I, PHCs, VOCs

Table 4: Areas of Potential Environmental Concern

APEC #	Site Location	Occupant(s)	Potentially Contaminating Activities	Ecolog ERIS Report Map Key	Possible Contaminants*
37	1200, 1220 Ellesmere	Various industrial / commercial	Manufacturing of plastics, metal parts, electronic parts and components	647, 608	PHCs, VOCs, M&I
38	2045 Midland Ave	Toronto Plastics	Manufacturing of plastics and a PCB destruction facility	766	PCBs, PHCs
39	111, 333 Progress Ave	Atlantic Packaging Products	Fuel storage tanks on site, manufacturing of pulp and paper products, and PCB electrical equipment in use	371	PHCs, PCBs, M&I, VOCs
40	2105 Midland Ave	Various industrial / commercial	Ink storage for printing and manufacturing of automobile and metal parts	724	M&I, PHCs, VOCs
41	2115 Midland Ave	Various industrial / commercial	Bulk oil storage and distribution, manufacturing of metal parts and wood products	697	PHCs, M&I, VOCs
42	16-30 Cosentino Dr	Various industrial / commercial	Automobile servicing, repair and painting; metal part and electrical component manufacturing	625, 531, 570, 599	M&I, PHCs, VOCs
43	21, 31, 35, 37, 39 Cosentino Dr	Various industrial / commercial	Iron and steel mill, manufacturing of ferro alloy, metal parts, painting, autobody repairs and various waste generation	614, 537	M&I, VOCs, PHCs
44	275, 285, 291 Progress Ave	Multi-tenant industrial / commercial buildings	Metal foundry, electroplating and sheet metal work, sign manufacturing, and various waste generation	657, 619, 580	M&I, PHCs, VOCs
45	305, 317 Progress Ave	Various industrial / commercial	Manufacturing of electrical parts and components, plastics, textiles, paper and printing wastes	520, 483	PHCs, M&I, VOCs
46	2220, 2240 Midland Ave	Various industrial / commercial	Metal parts manufacturing, coating and painting, oil storage and distribution, and asphalt contracting	779, 795	PHCs, M&I, VOCs
47	2215 Midland Ave	Various industrial / commercial	Servicing and manufacturing of hydraulics and automobile equipment	704	PHCs, M&I
48	2247 Midland Ave	Various industrial / commercial	Manufacturing of metal parts and paint storage	718	M&I, PHCs, VOCs
49	280 Progress Ave	Canada Post	PCB and other various waste generation	578	PCBs, PHCs
50	330 Progress Ave	Sanmina-SCI systems / Toronto Police Service	Iron and steel mills, ferro-alloy manufacturing and various wastes	478	M&I, PHCs, VOCs
51	350 Progress Ave	Holten Enterprises/Bio-Lab Canada	Manufacturing of various industrial and household chemicals, and generation of various wastes	400	PHCs, M&I, VOCs
52	390 Progress Ave	Various industrial	Manufacturing of metal parts and various waste generation	290	M&I, PHCs, VOCs
53	1750 Brimley Rd	Various industrial / commercial, Cooper equipment rental	Manufacturing and servicing of automotive parts, construction equipment rental and wood storage	297	M&I, PHCs, VOCs
54	2358, 2360 Midland Ave	Various industrial / commercial	Manufacturing of metal parts and various waste generation	838, 837	M&I, PHCs, VOCs
55	9 Channel Nine Ct	Bell Media / CTV	Fuel oil tanks active as of 2015, various waste generation	139	PHCs, M&I, VOCs

Table 4: Areas of Potential Environmental Concern

APEC #	Site Location	Occupant(s)	Potentially Contaminating Activities	Ecolog ERIS Report Map Key	Possible Contaminants*
56	59, 70, 75, 80 Milner Ave	Various industrial / commercial	Manufacturing of plastics, and electronic components, scrap metal salvage yard and paint storage	160, 190, 143, 190	PHCs, M&I, VOCs
57	110 Milner Ave	Multi-tenant industrial / commercial buildings	Manufacturing of automobile parts and electrical componets	206	M&I, PHCs, VOCs
58	115 Milner Ave	Trimont Manufacturing	Manufacturing of automobile parts, expired private fuel outlet and storage tanks	221	PHCs, M&I, VOCs
59	120, 126 Milner Ave	Various industrial / commerical	Manufacturing of automobile parts and storage of paints	242, 281	M&I, PHCs, VOCs
60	130, 140, 150, 160, 172 Milner Ave	Various industrial / commerical	Manufacturing of metal parts, plastics, wood, chemicals, and batteries	349	PHCs, VOCs, M&I
61	165 Milner Ave	Manchester Plastics/ Collins & Aikman Plastics	PCB storage, manufacturing of automotive parts, plastics, paints and metal coatings.	374	PHCs, VOCs, PCBc, M&I
62	40 Executive Crt	SKF Canada Ltd	Non-ferrous foundries and manufacturing of ball and roller bearings, various waste generation	477	M&I, PHCs, VOCs
63	2000 Midland Ave	Scarborough Ellesmere Works Yard	Waste transfer station and vehicle maintainance	-	M&I, PHCs, VOCs
64	1290 Bellamy Rd** (address no longer exists)	Varta Batteries	Manufacturing and storage batteries and PCBs	195	PCBs, M&I, VOCs

***Abbreviations:**

M&I = Metals and Inorganics

PAHs = Polycyclic Aromatic Hydrocarbons

PHCs = Petroleum Hydrocarbons

PCBs = Polychlorinated Biphenyls

VOCs = Volatile Organic Compounds

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- a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and the Report is delivered subject to the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. If special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to Thurber. Thurber has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, Thurber does not accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by Thurber. Thurber is entitled to rely on such representations, information and instructions and is not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.
- c) Design Services: The Report may form part of design and construction documents for information purposes even though it may have been issued prior to final design being completed. Thurber should be retained to review final design, project plans and related documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the Report's recommendations and the final design detailed in the contract documents should be reported to Thurber immediately so that Thurber can address potential conflicts.
- d) Construction Services: During construction Thurber should be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions in order to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Thurber to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

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Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause the escape, release or dispersal of those substances. Thurber shall have no liability to the Client under any circumstances, for the escape, release or dispersal of pollutants or hazardous substances, unless such pollutants or hazardous substances have been specifically and accurately identified to Thurber by the Client prior to the commencement of Thurber's professional services.

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APPENDIX A

DRAWINGS




 STUDY AREA

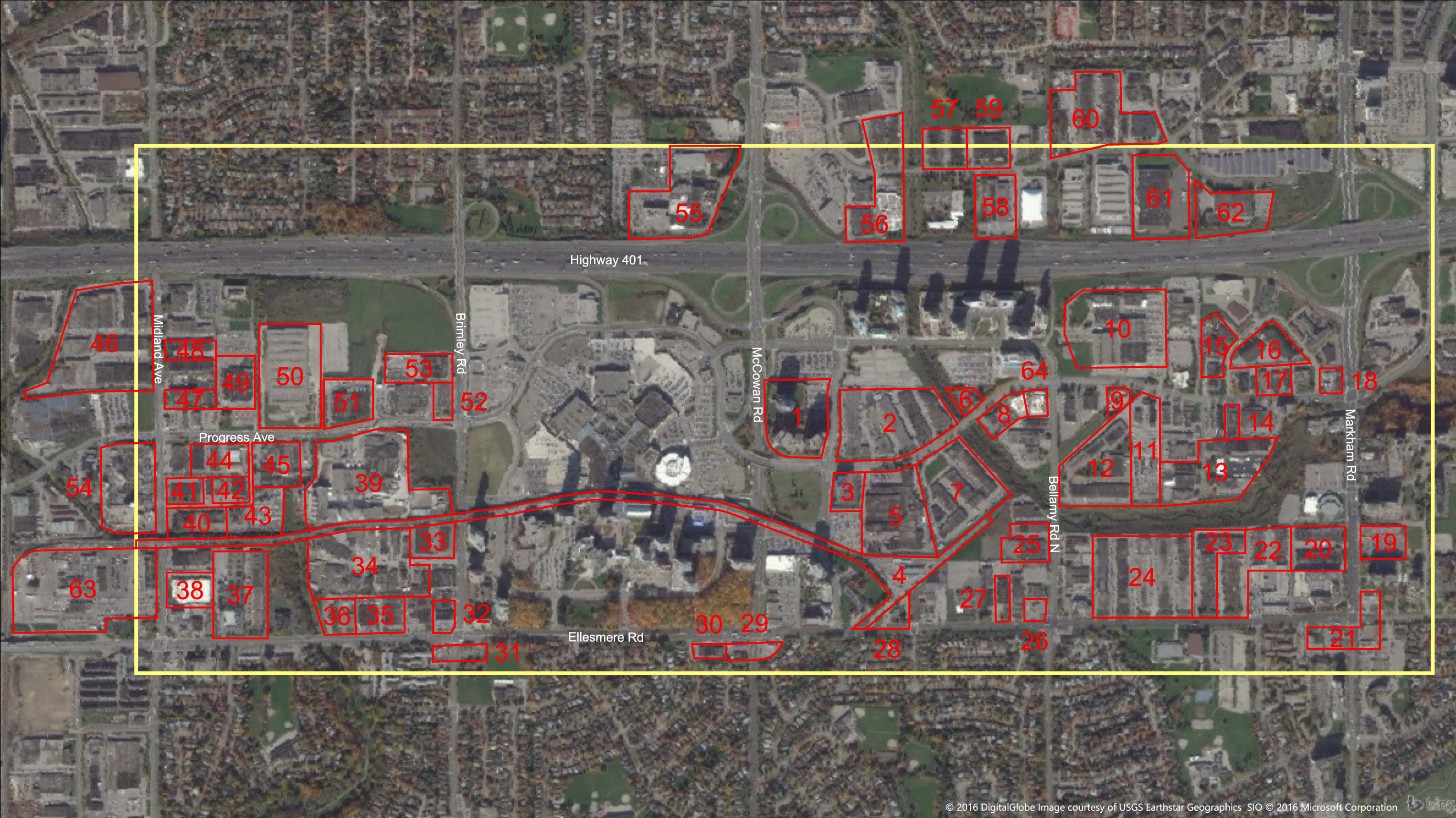
LEA CONSULTING LIMITED

PHASE I ESA
SCARBOROUGH CENTRE
TRANSPORTATION MASTER PLAN
SITE LOCATION PLAN

JOB# 12114


THURBER ENGINEERING LTD.

ENGINEER: MEF	DRAWN: MFA	APPROVED: WM
DATE: NOVEMBER 2016	SCALE: 1:10,000	DRAWING No. 12114-1



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-  STUDY AREA
-  AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

LEA CONSULTING LIMITED

PHASE I ESA
SCARBOROUGH CENTRE
TRANSPORTATION MASTER PLAN

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

JOB# 12114

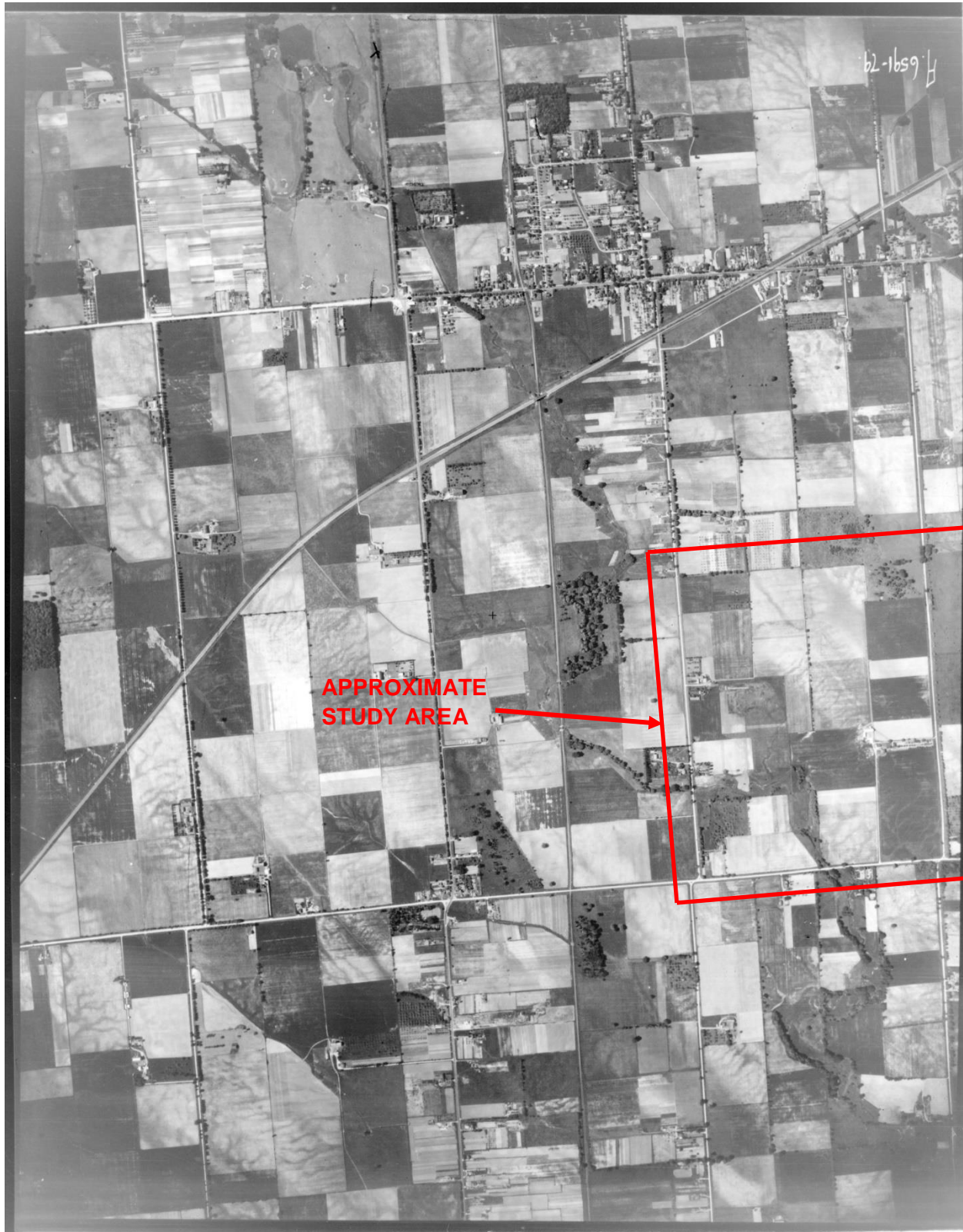
**THURBER ENGINEERING LTD.**

ENGINEER: MEF	DRAWN: MFA	APPROVED: WM
DATE: DECEMBER 2016	SCALE: 1:10,000	DRAWING No. 12114-2

APPENDIX B

AERIAL PHOTOGRAPHS

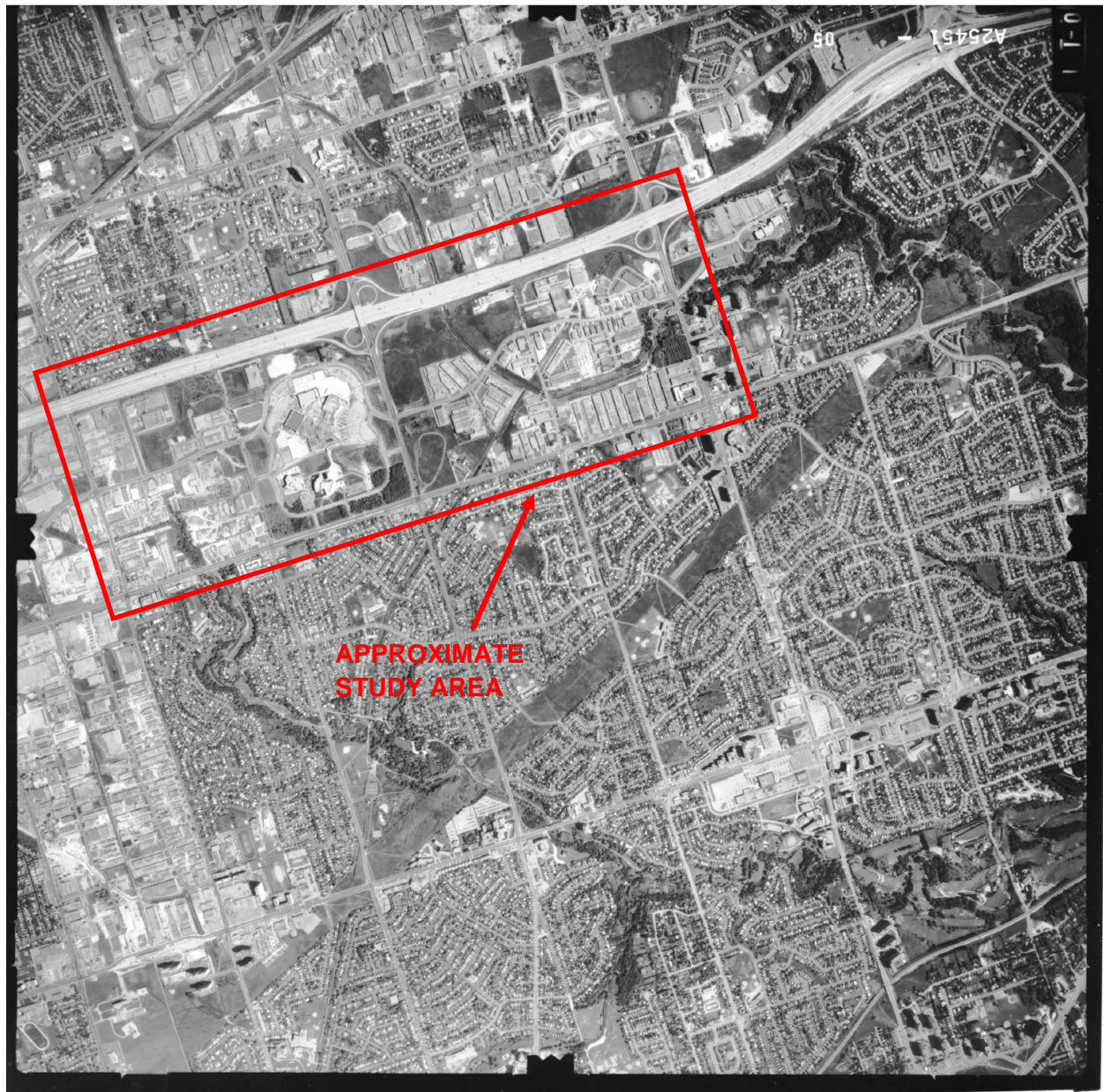
1939 Aerial Photograph 1 of 2 (Ministry of Natural Resources Ontario)



1939 Aerial Photograph 2 of 2 (Ministry of Natural Resources Ontario)

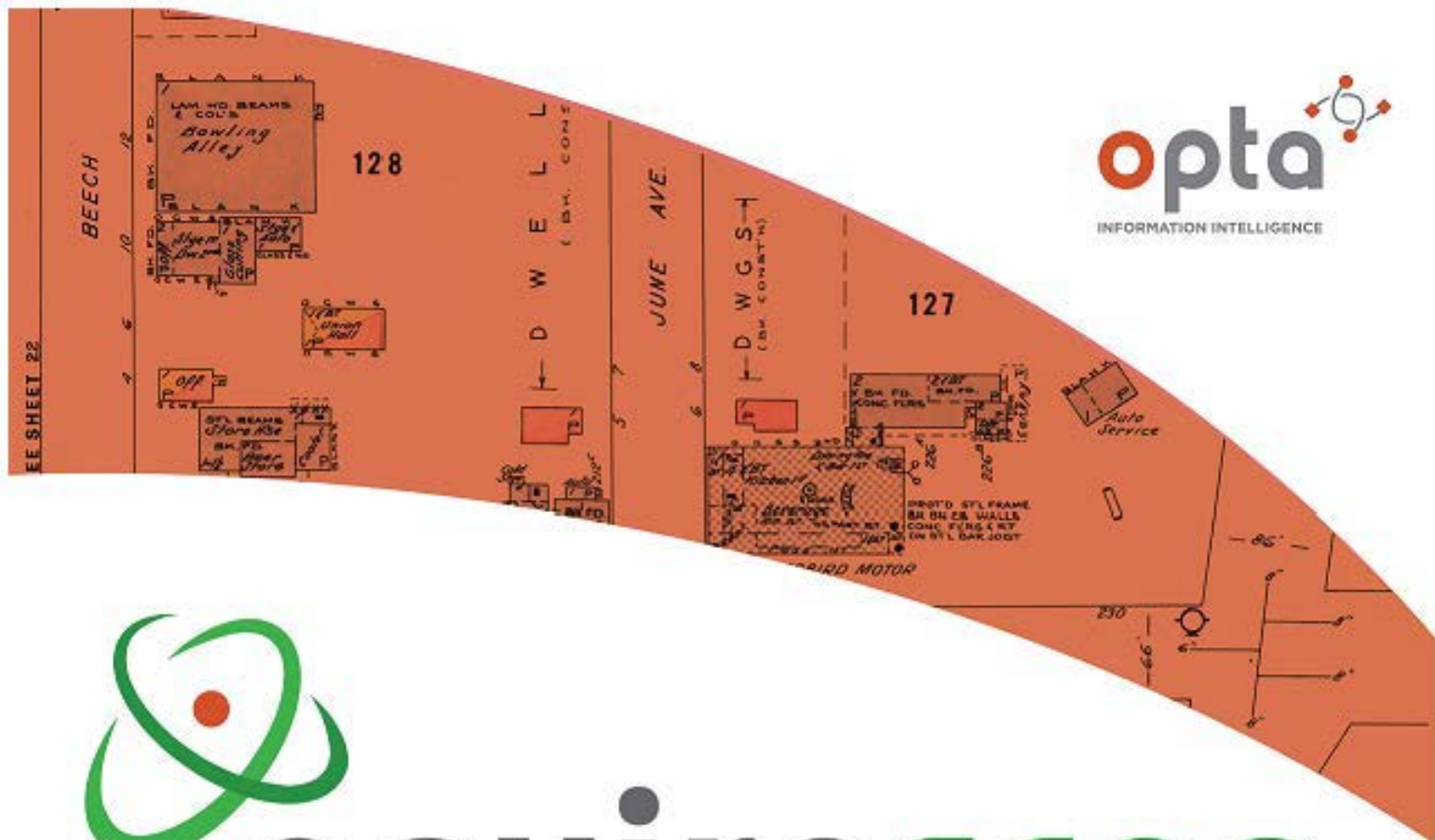


1980 Aerial Photograph (Ministry of Natural Resources Ontario)



APPENDIX D

FIRE INSURANCE PLANS



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Catherine

Site Address:

43.77619 79.27171

Project No:

20160303015

Opta Order ID:

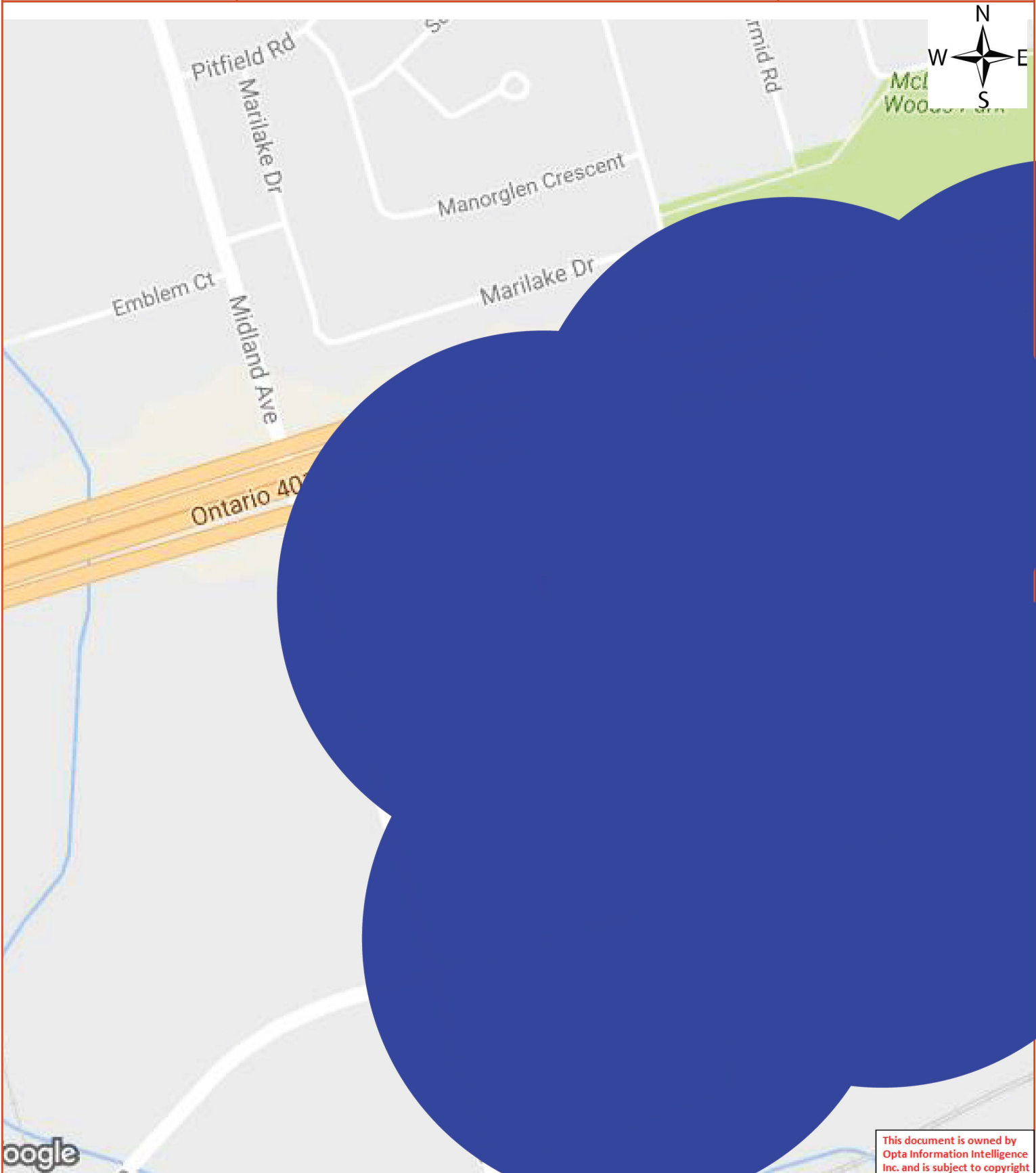
30553

Requested by:

Eleanor Goolab
Ecolog ERIS

Date Completed:

10/25/2016 7:01:20 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

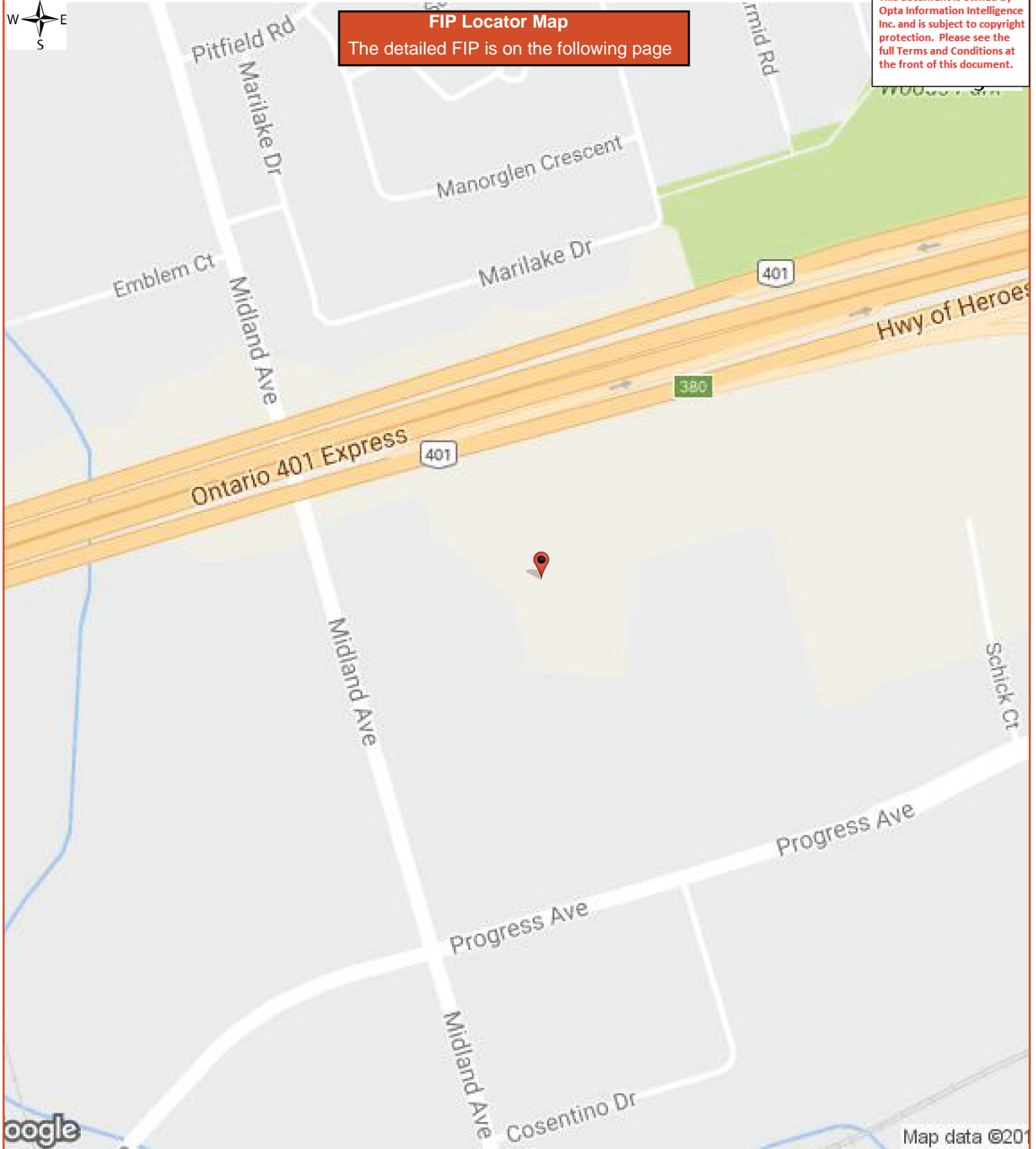
Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



FIP Locator Map
The detailed FIP is on the following page

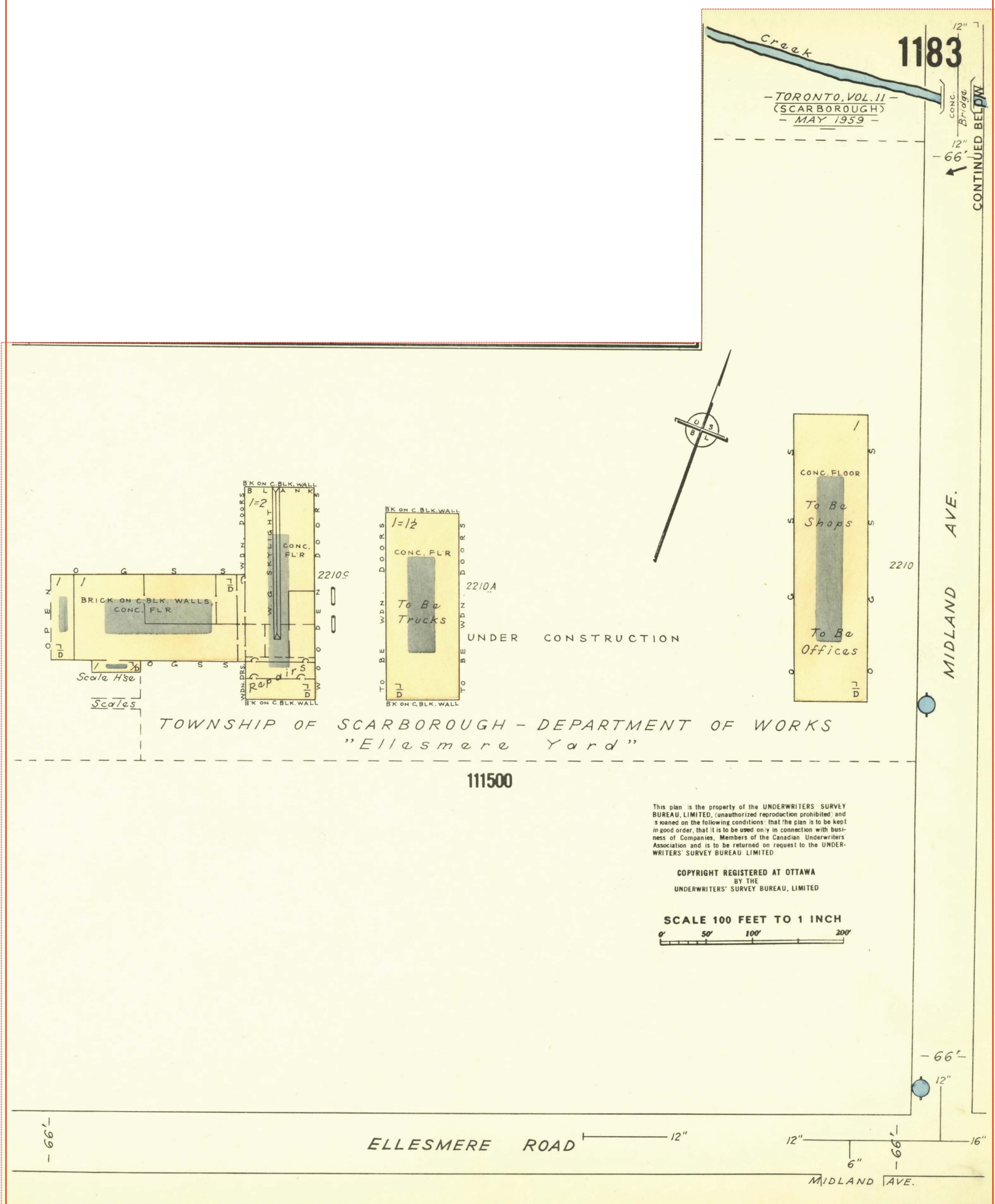
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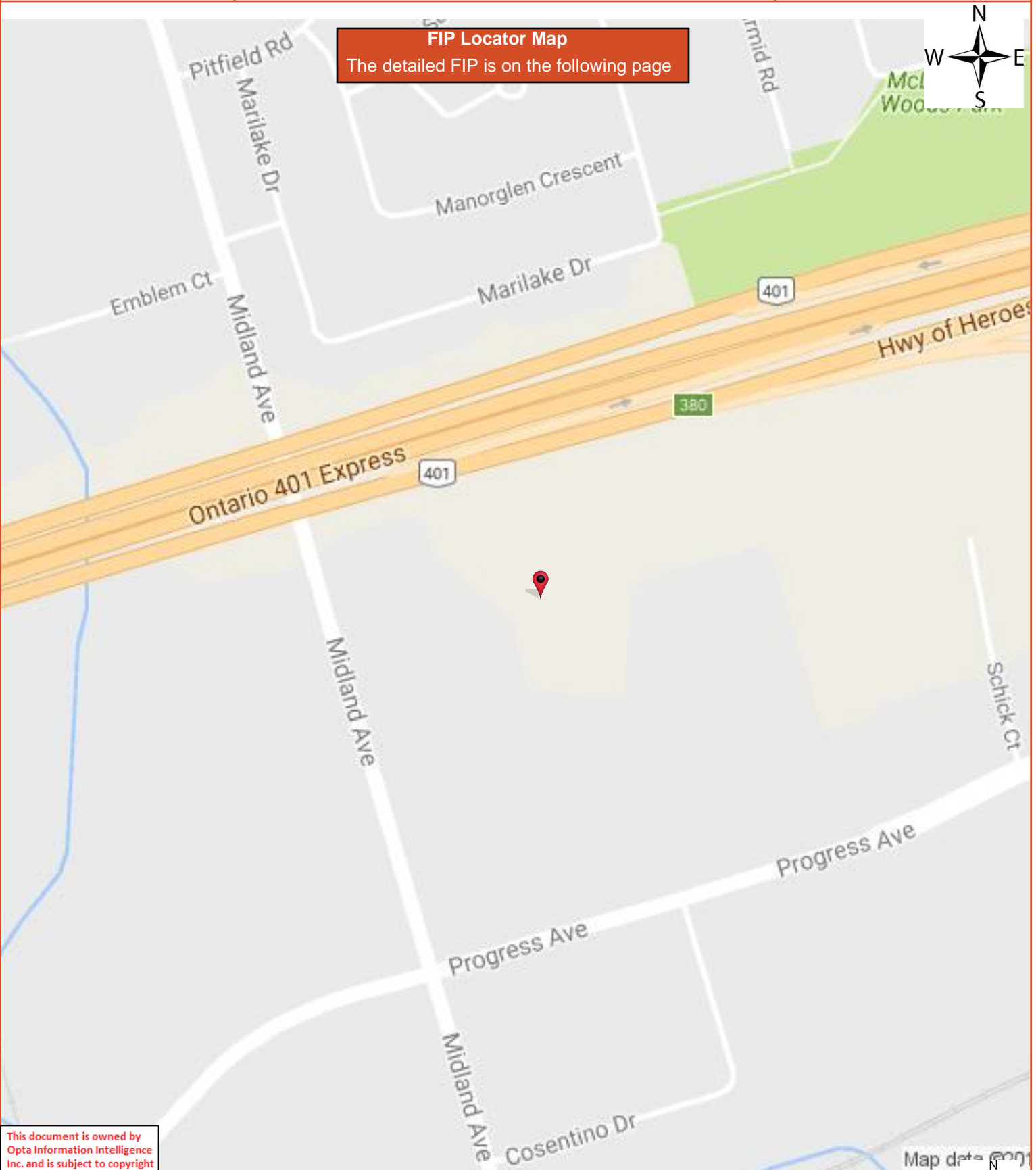


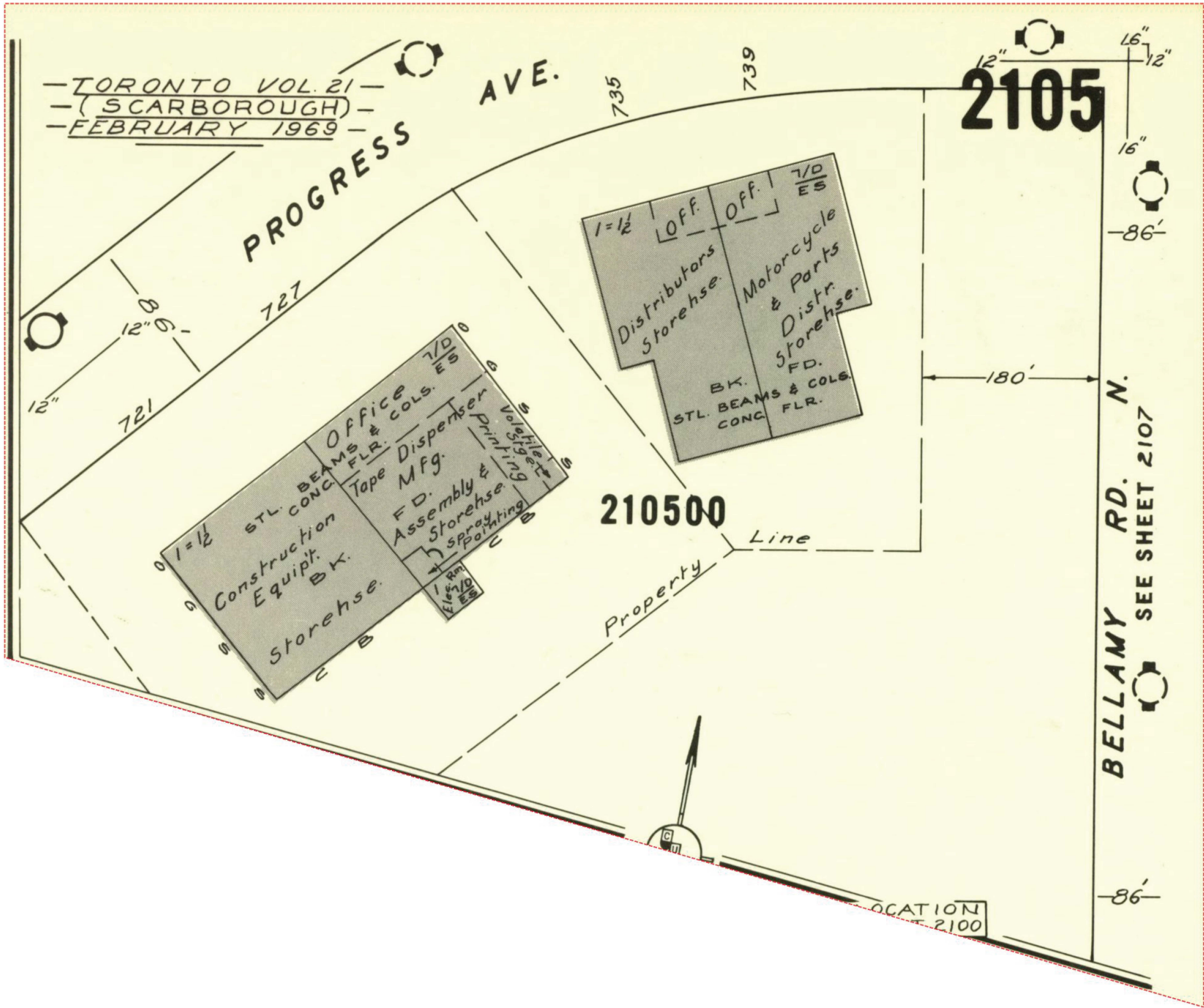
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Toronto Volume 11 Plan: 2176 (1959)
Sheet: 1183 (1959)**

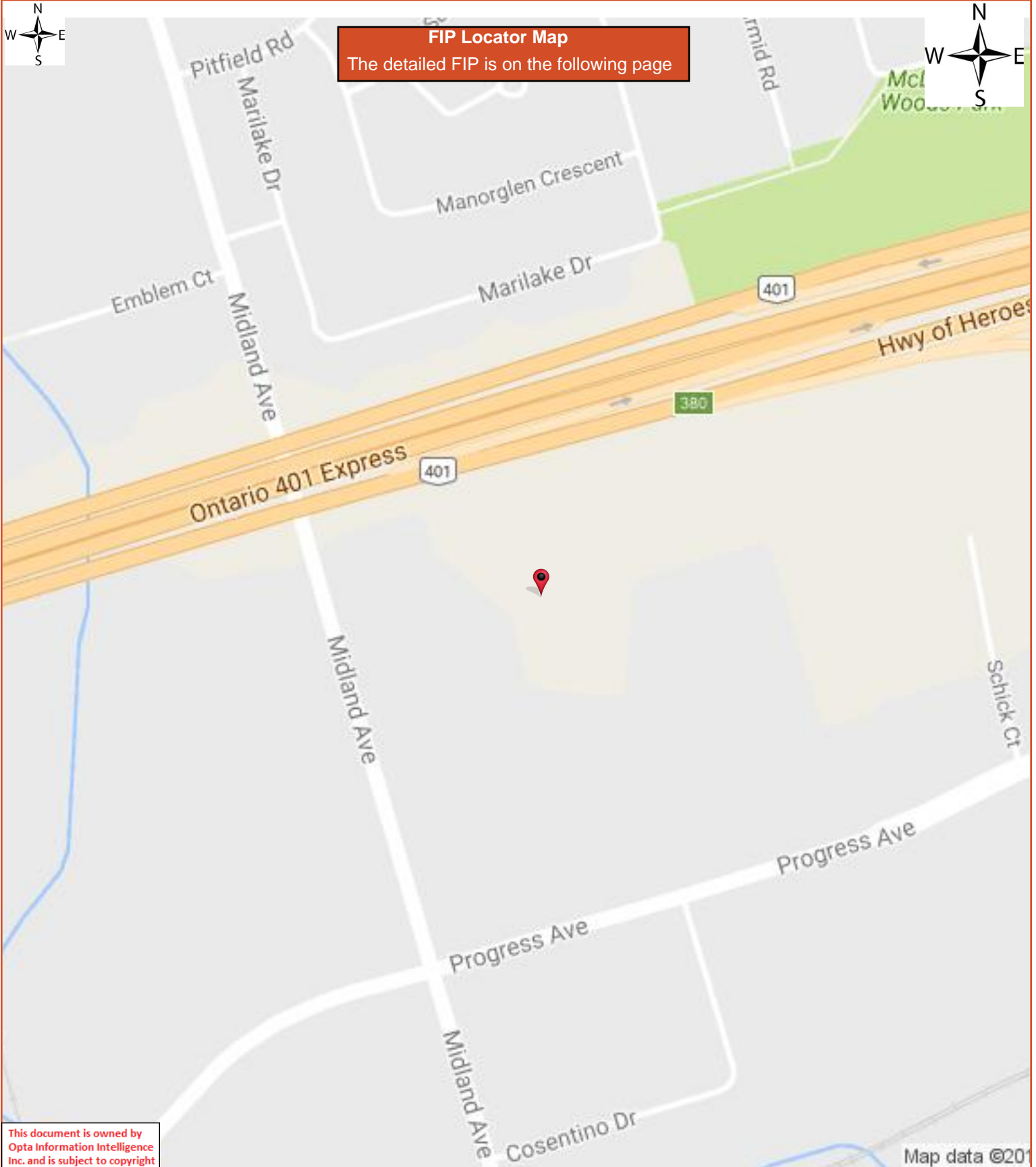
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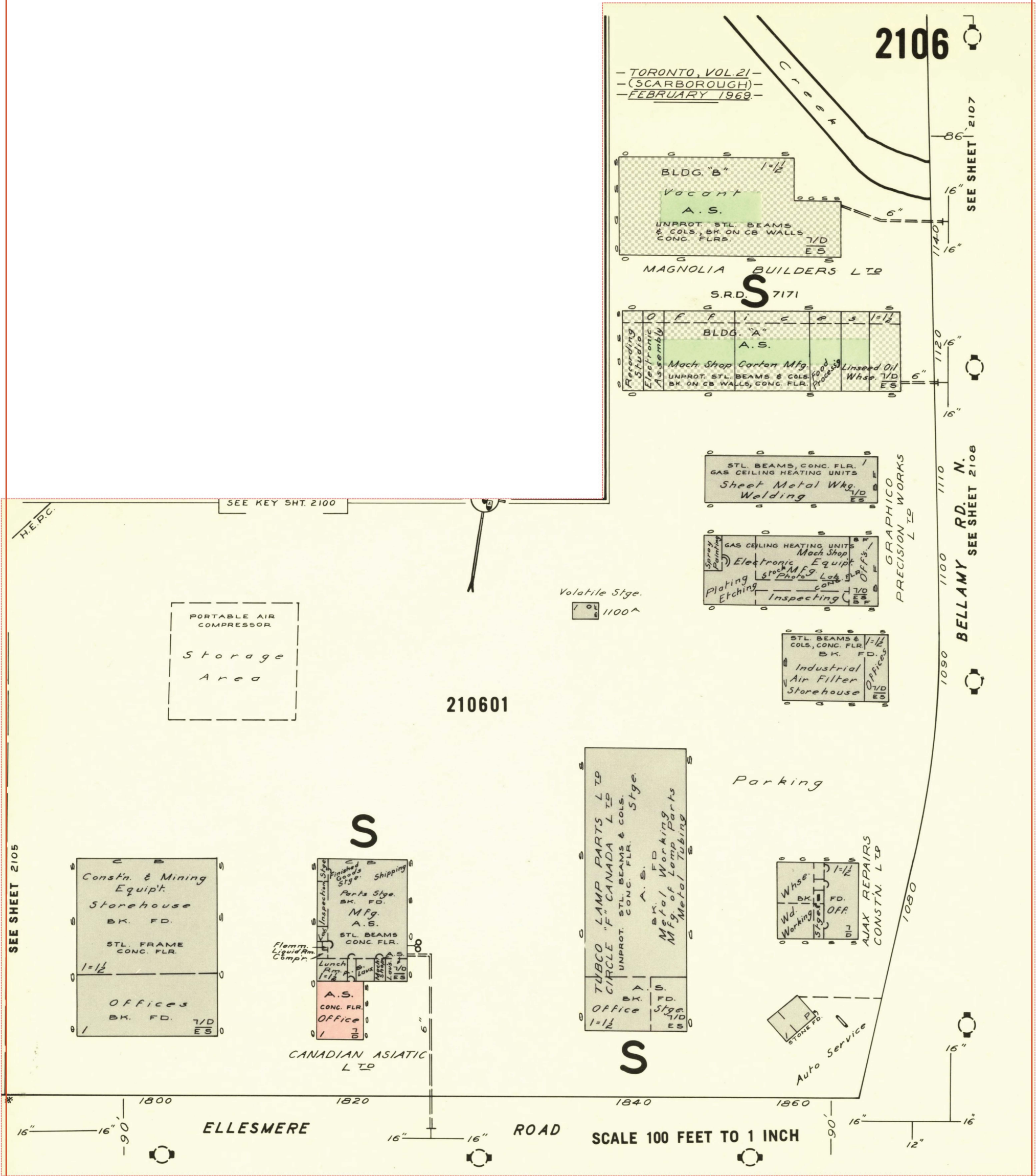
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Eleanor Goolab
Date Completed: October 25, 2016 07:01:20

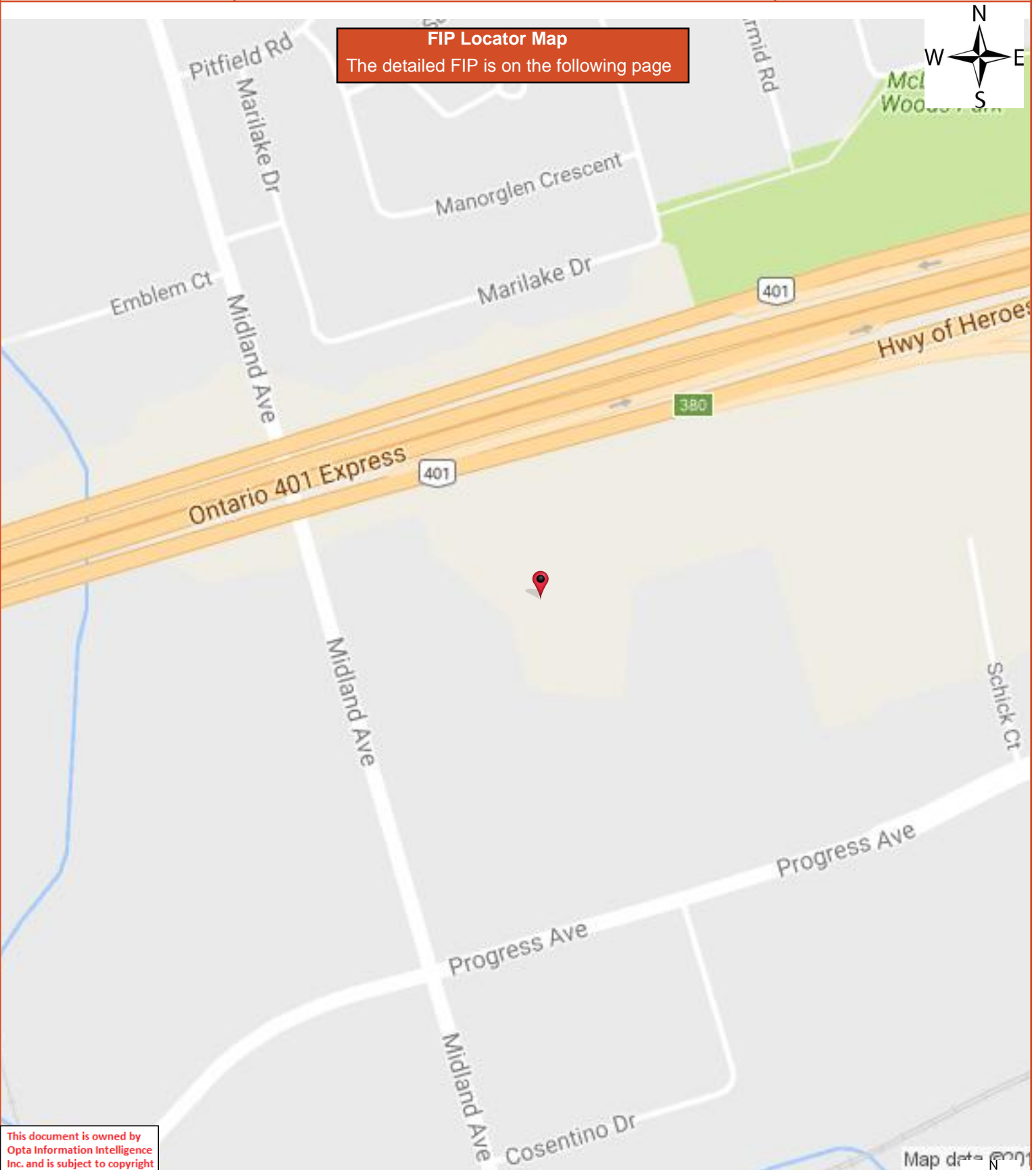












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Toronto Volume 21 Plan: 2192 (1969)
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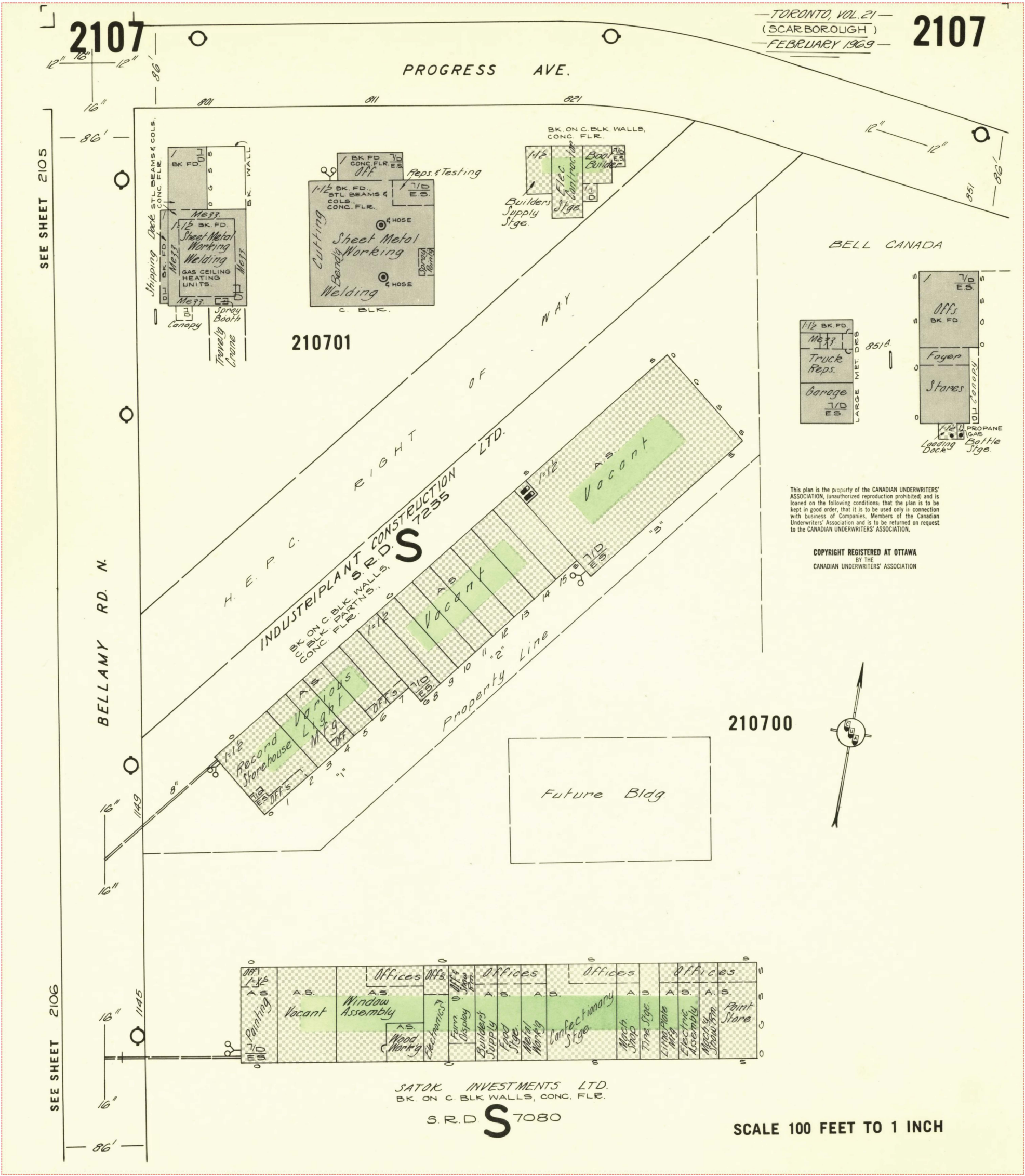
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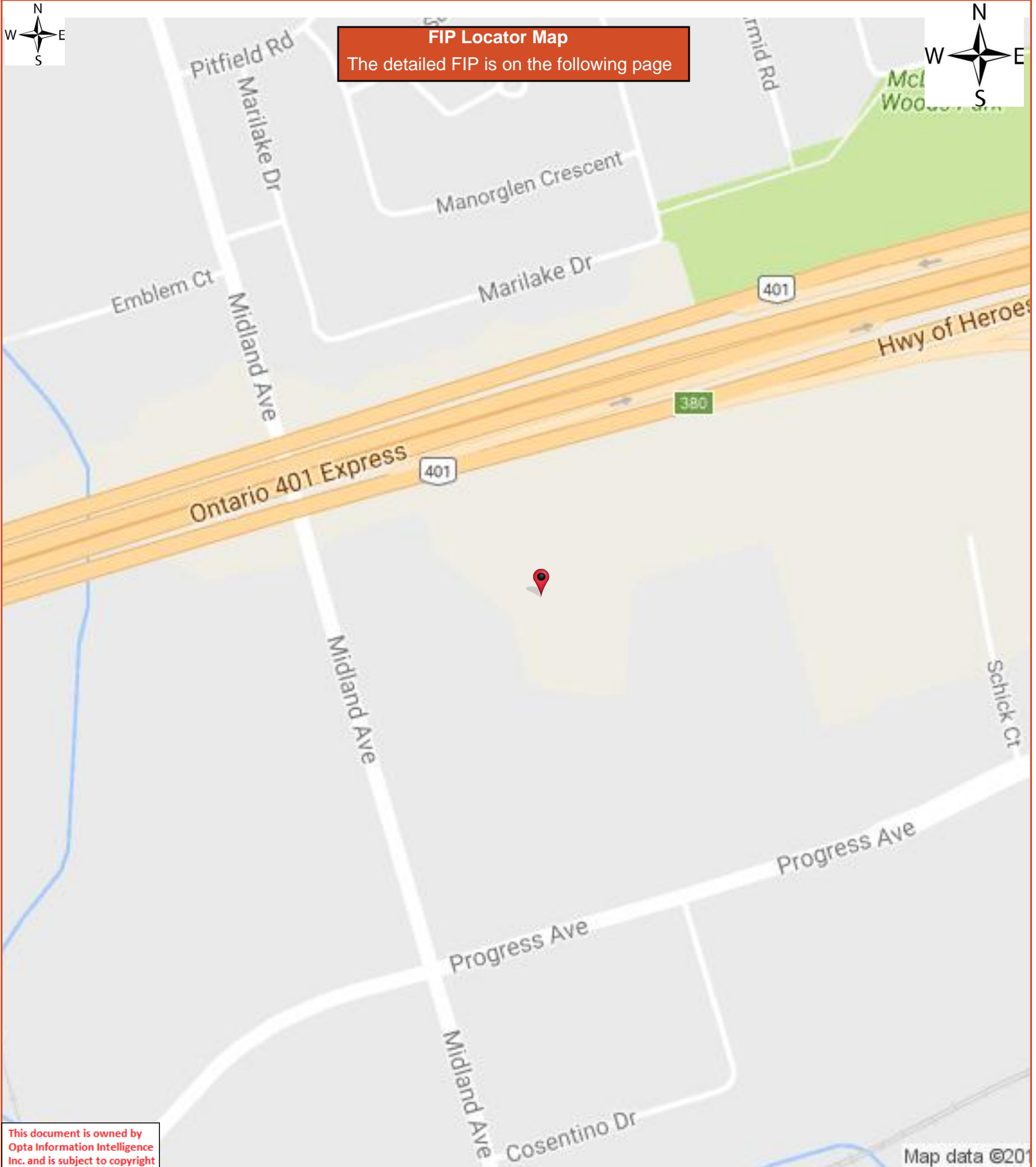
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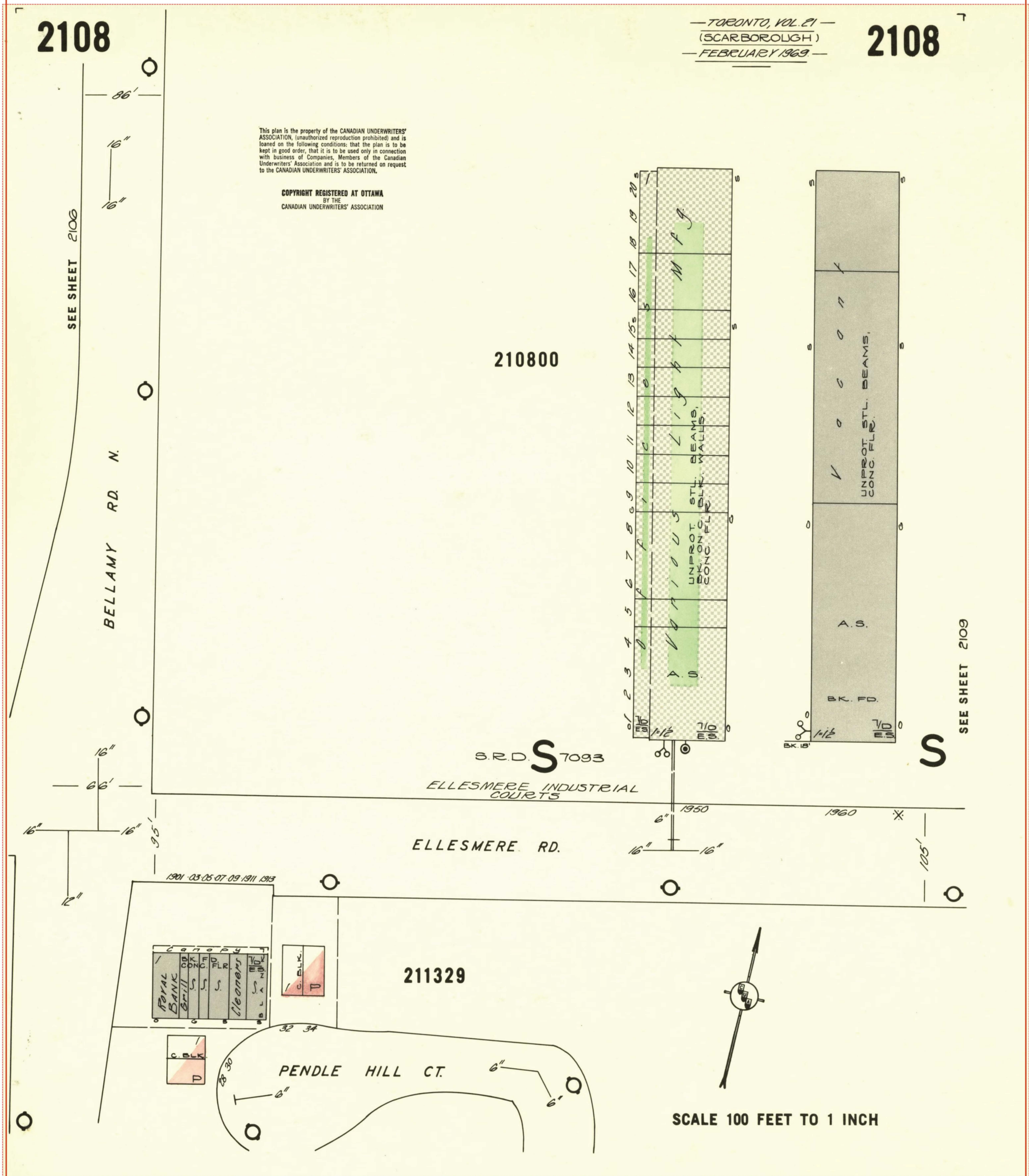
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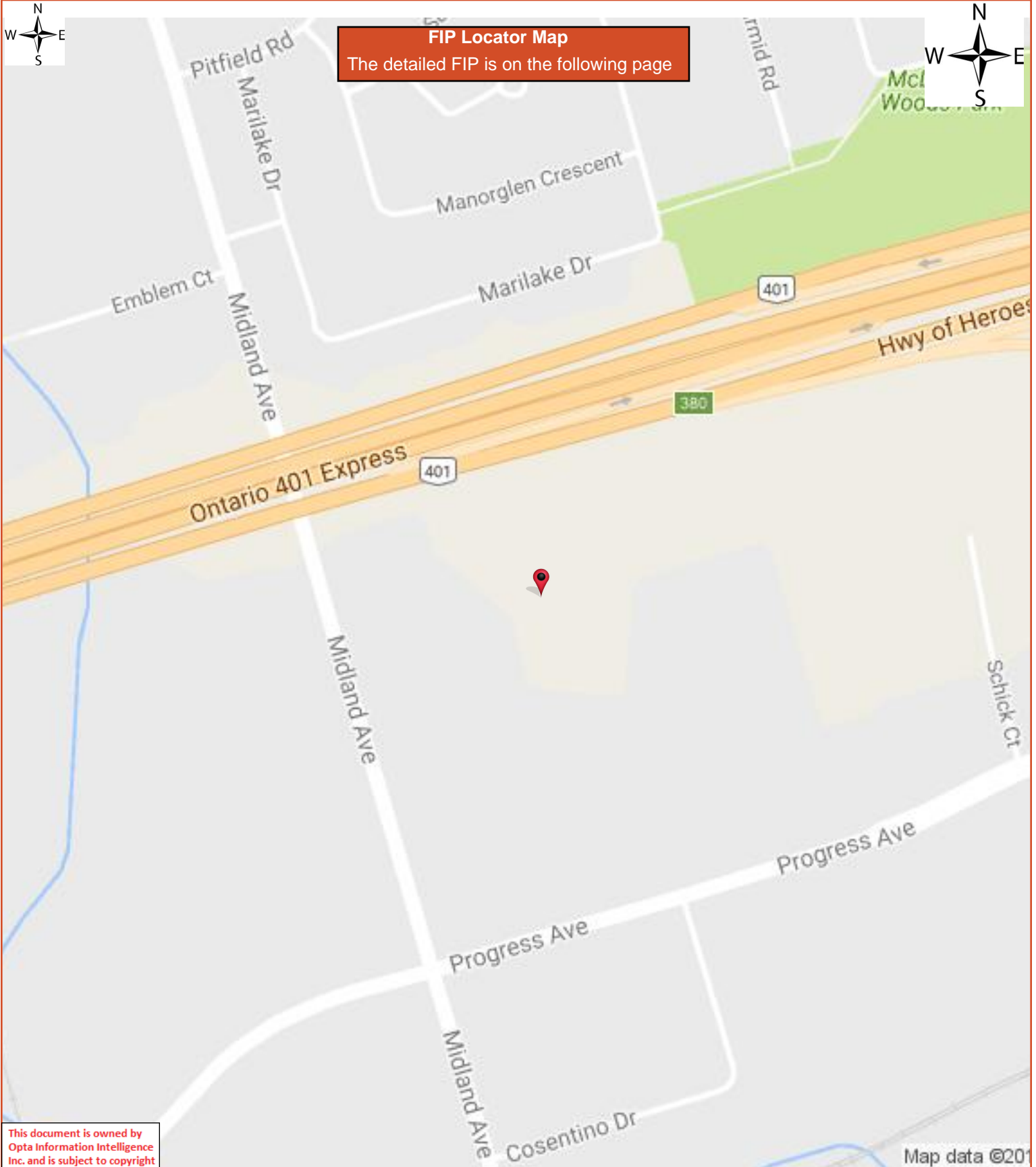


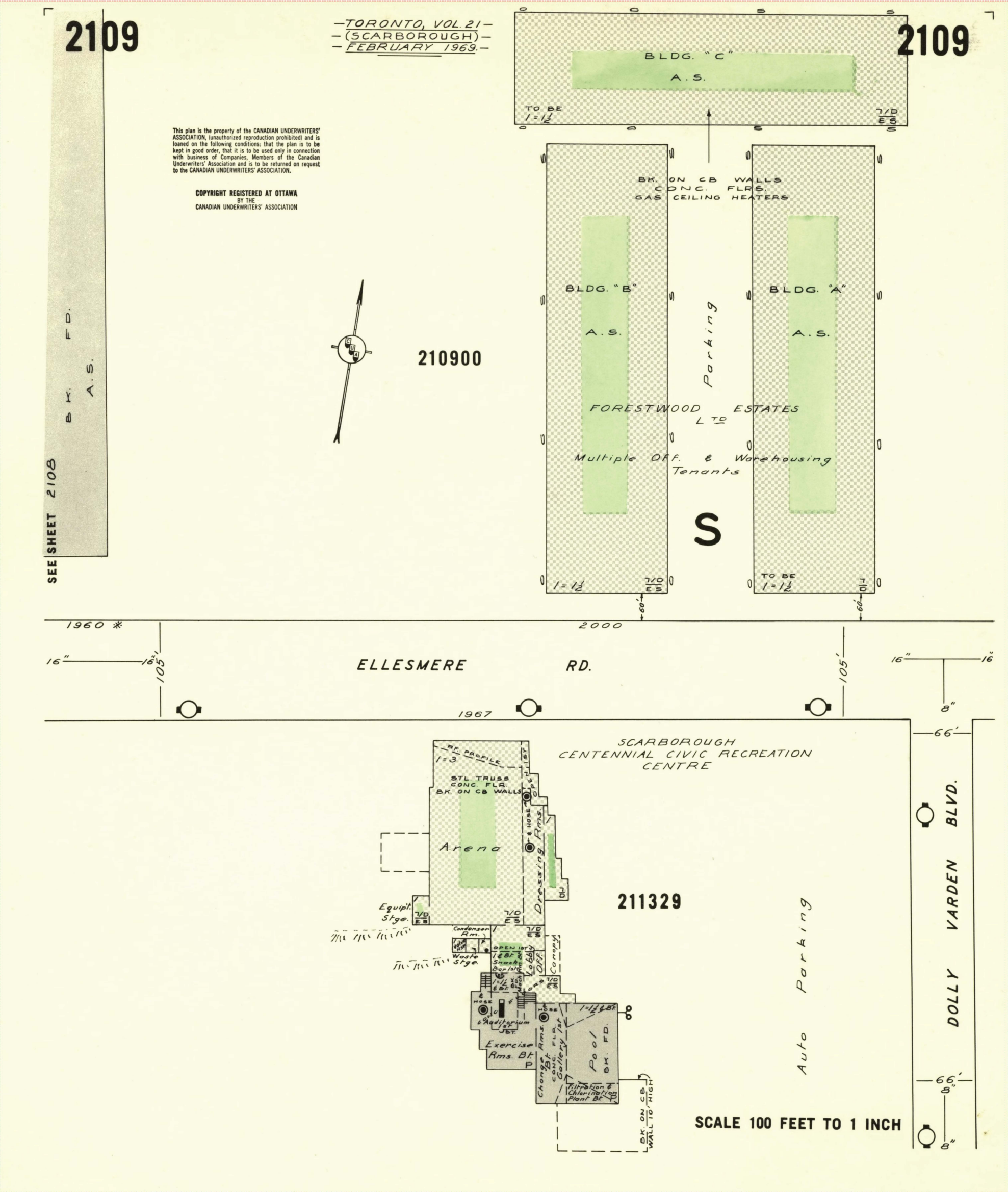
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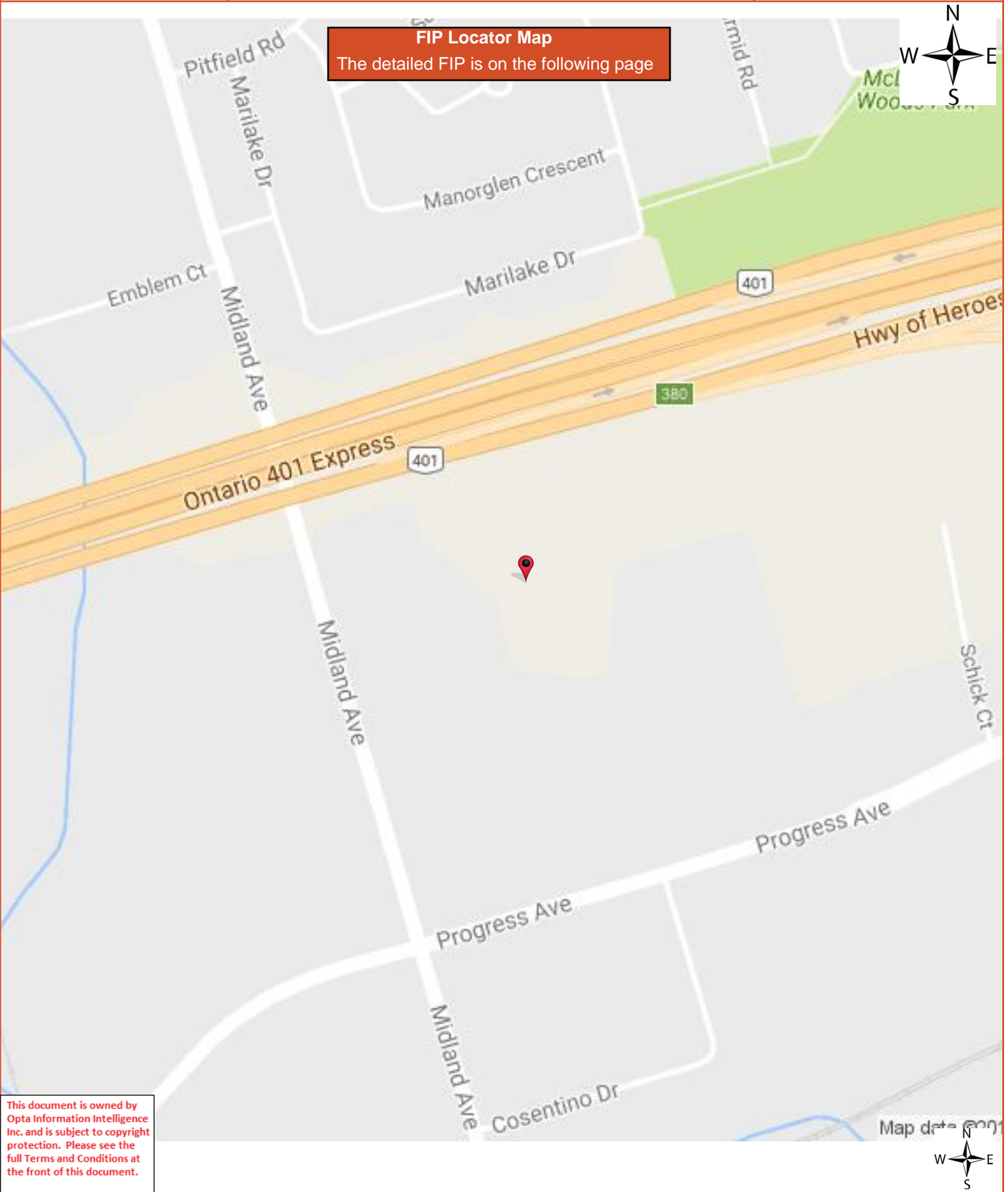


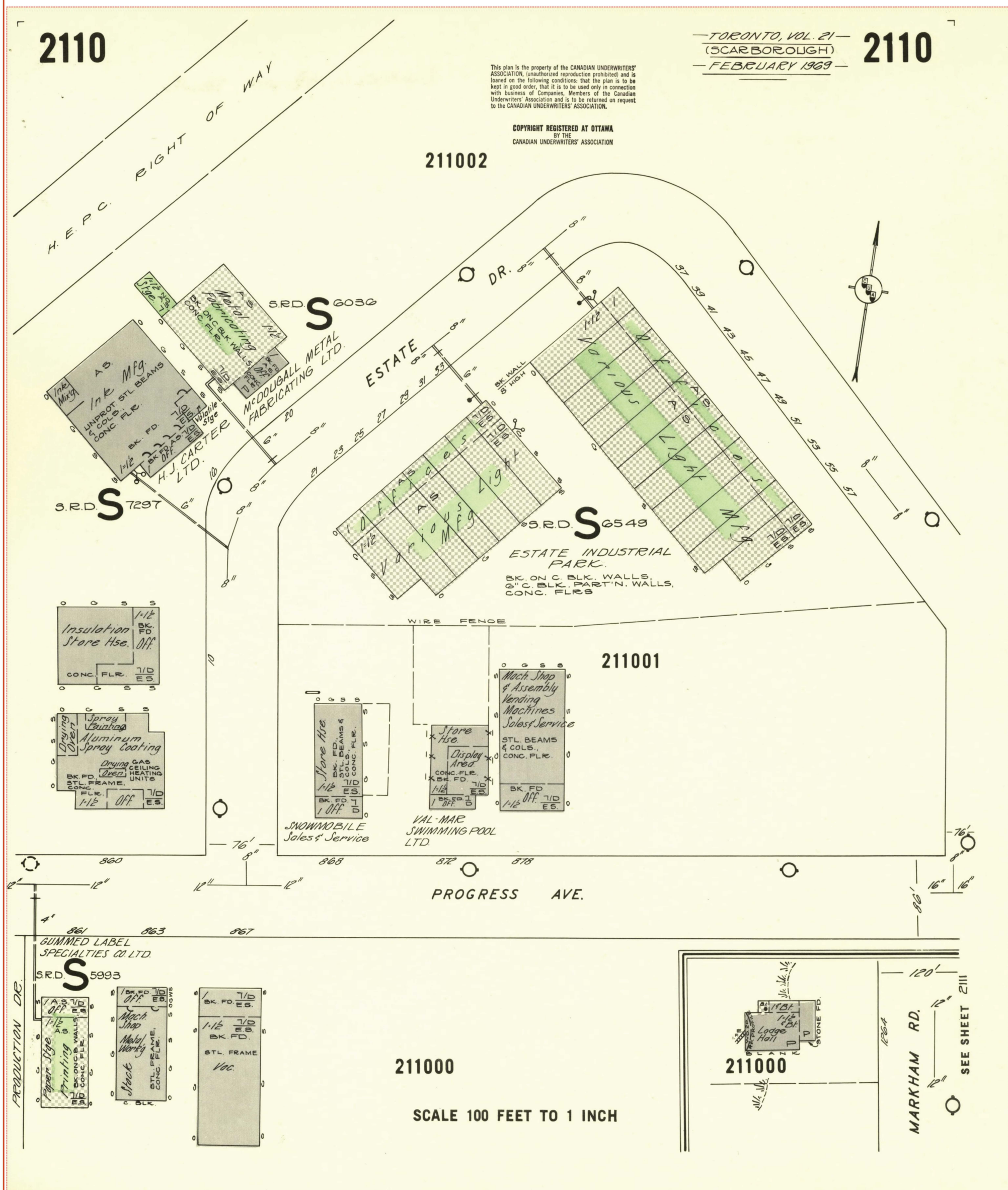


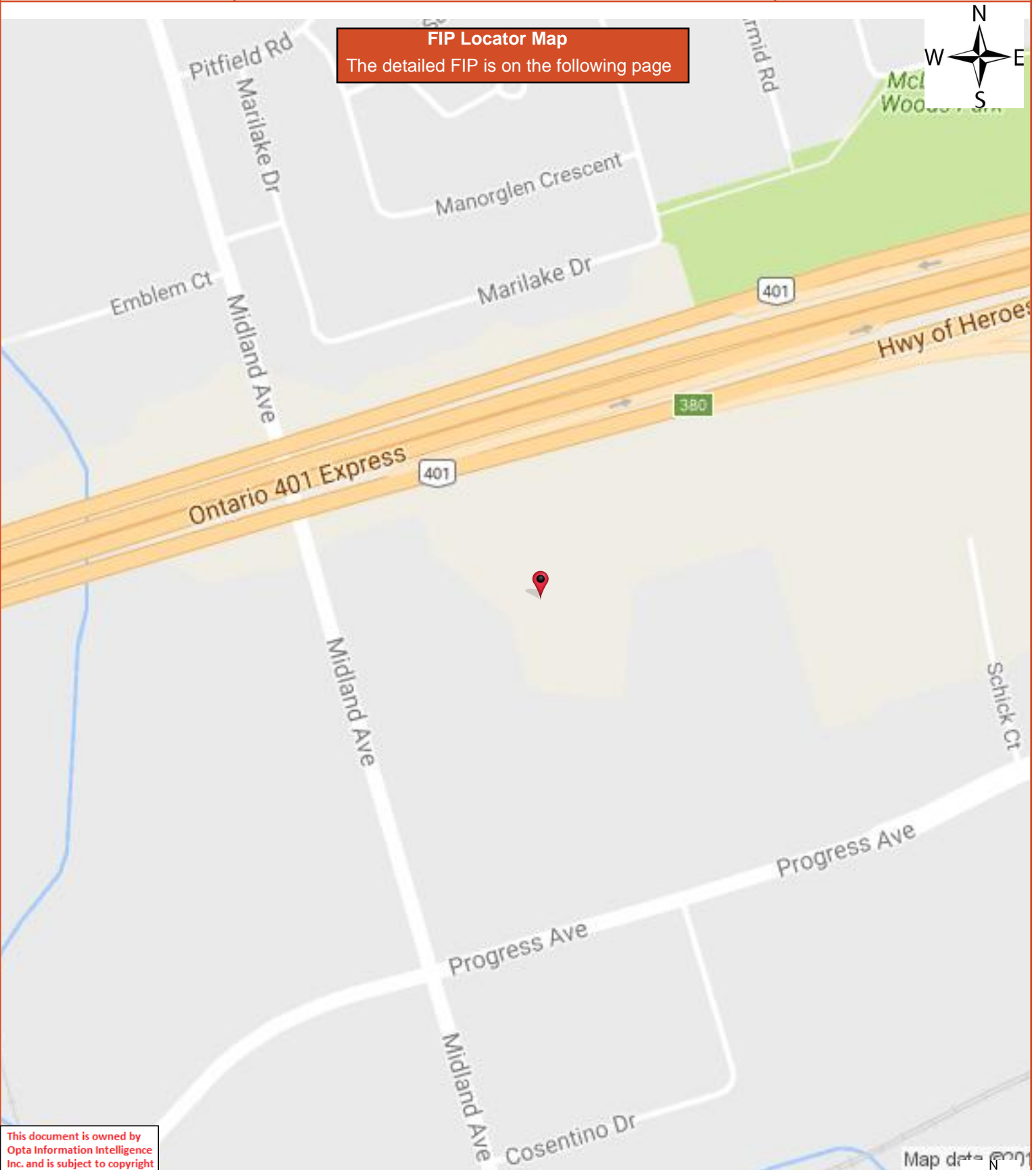








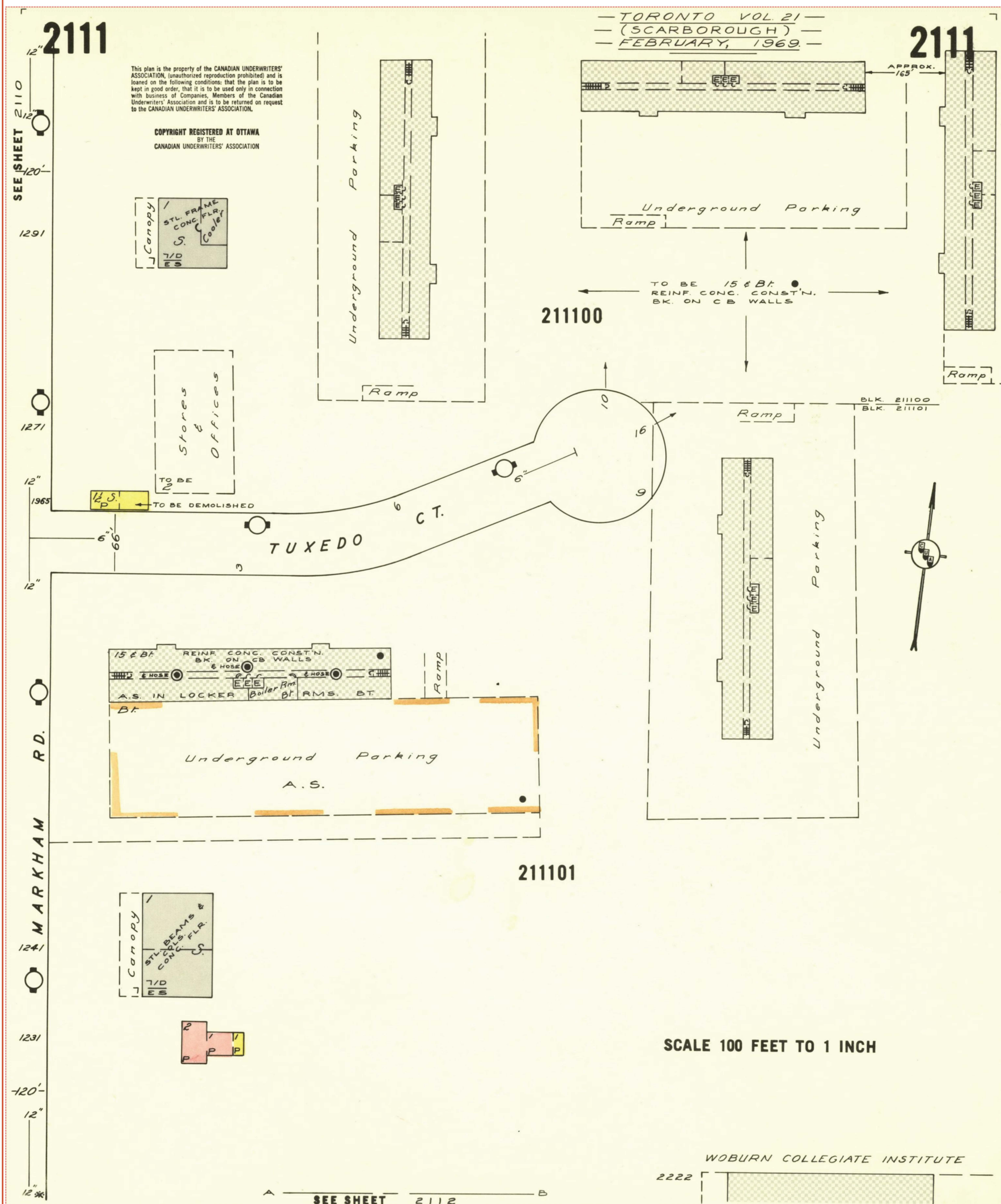


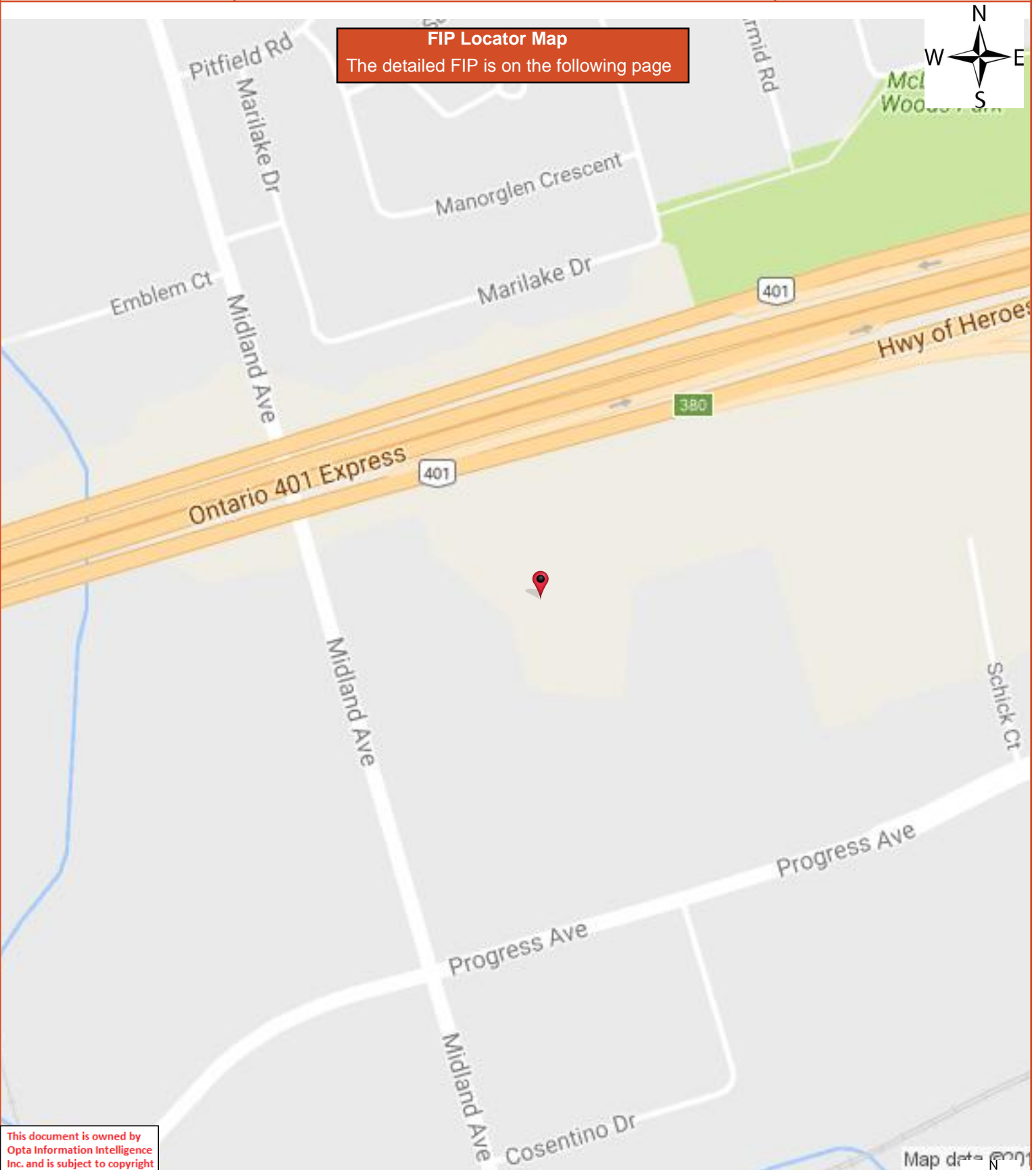


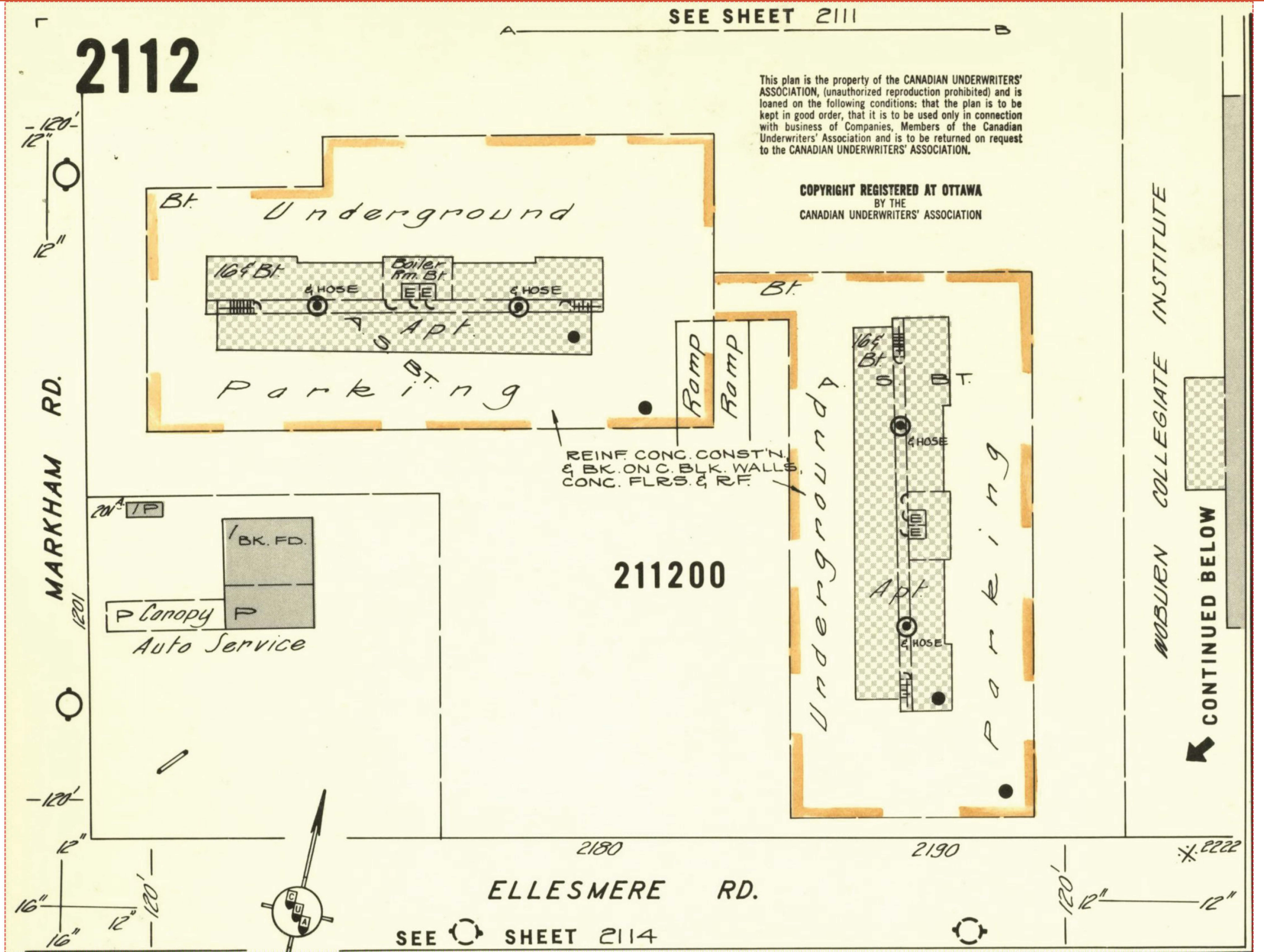
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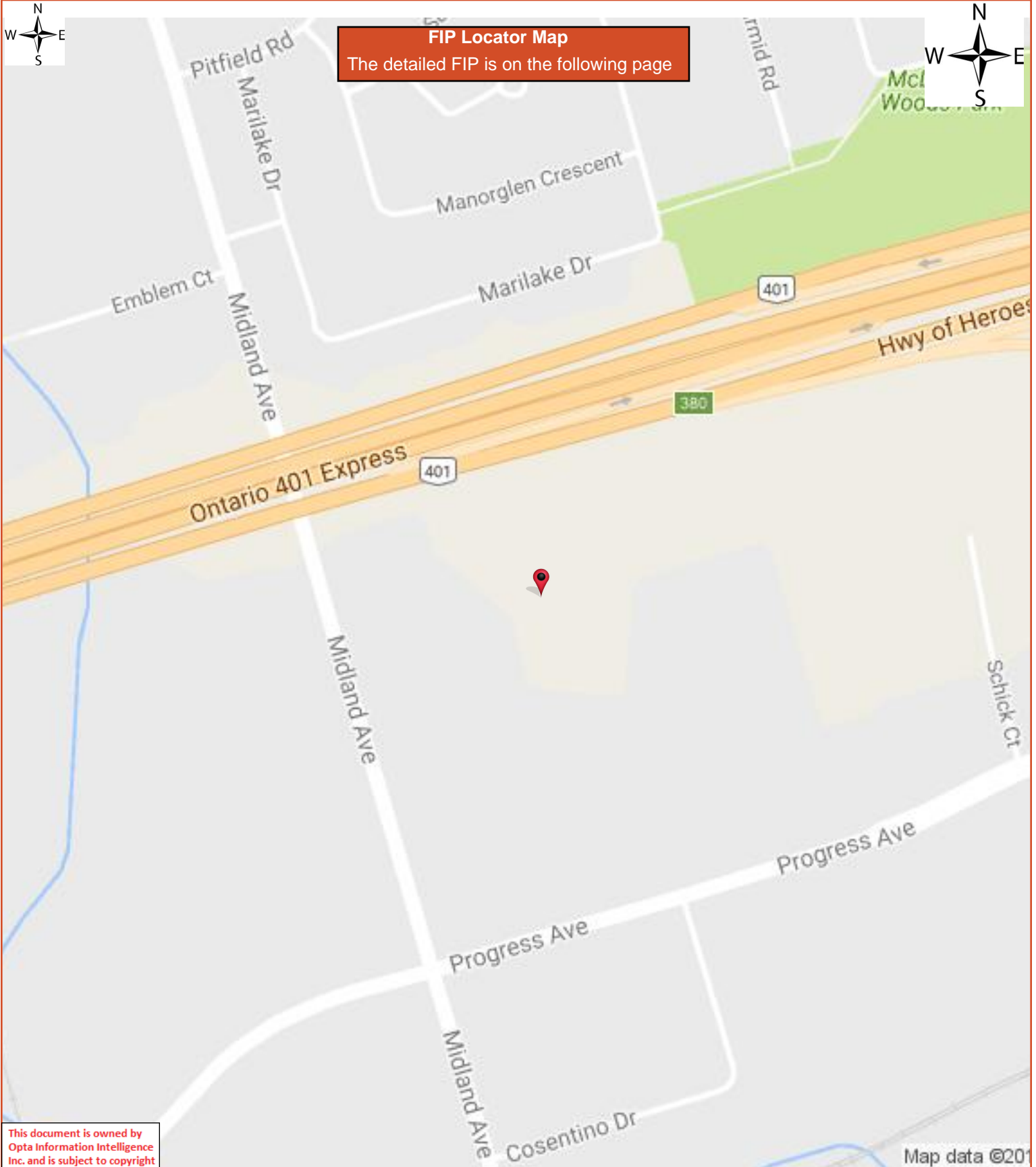
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Eleanor Goolab

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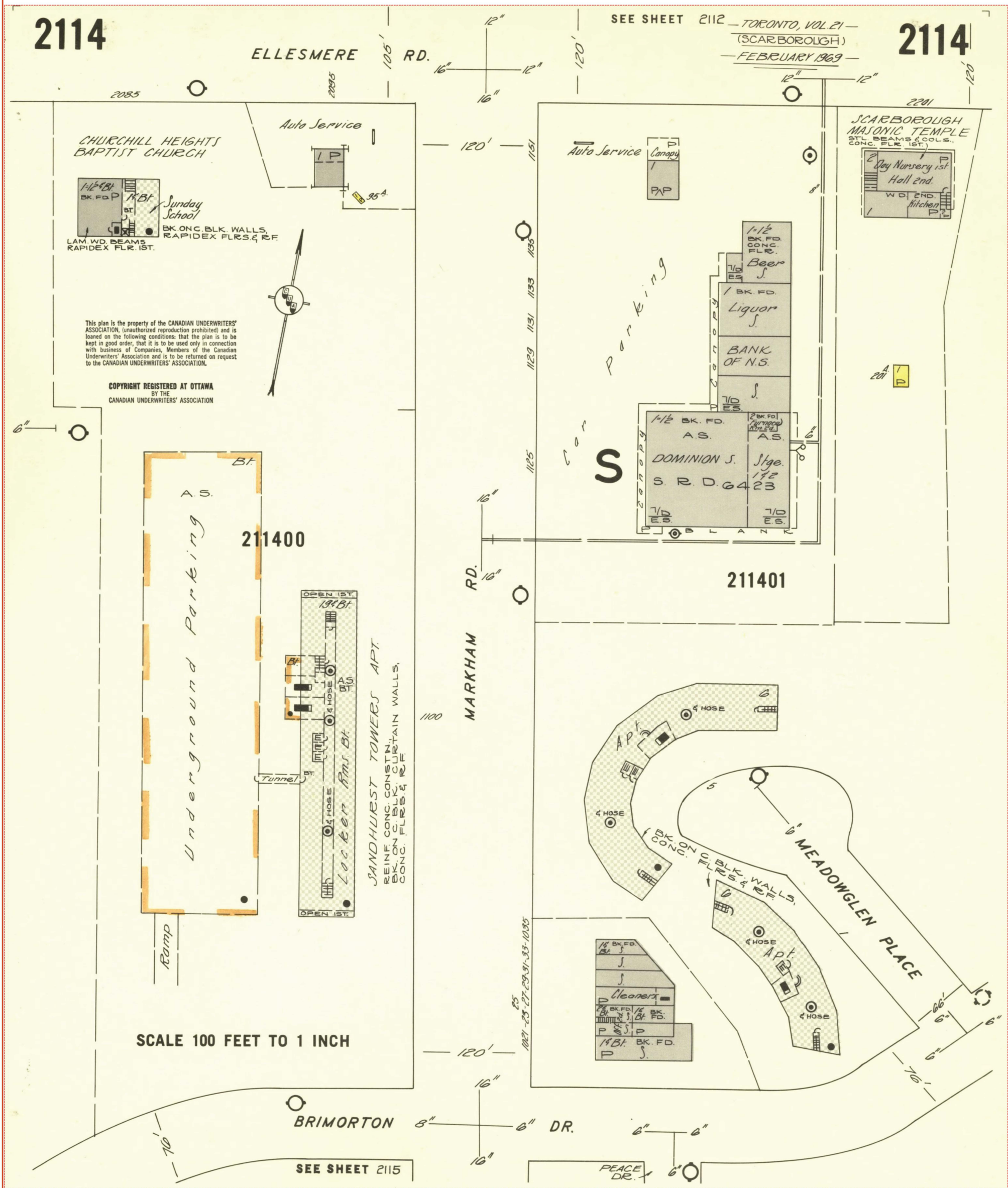






1969 Volume: Toronto 21 Firemap: 2114
Toronto Volume 21 Plan: 2192 (1969)
Sheet: 2114 (1969)

Requested by:
Eleanor Goolab
October 25, 2016 07:01:20



APPENDIX F

SITE PHOTOGRAPHS



Photo 1: Truck Equipment manufacturer at 2215 Midland Avenue



Photo 2: Atlantic Packaging Products factory, facing north



Photo 3: Atlantic Packaging Products factory, facing west



Photo 4: Ellesmere works yard, facing northwest



Photo 5: Garbage trucks at Ellesmere works yard, facing west



Photo 6: Automotive repair shops on Consentino Drive, facing northeast



Photo 7: Cooper Equipment Rental storage yard, facing east



Photo 8: Industrial property (die casting) on Golden Gate Court, facing north



Photo 9: Distribution warehouse on Golden Gate Court, facing north



Photo 10: Truck part manufacturing at 1320 Ellesmere Road, facing north



Photo 11: Automotive repair shop at 1300 Ellesmere Road, facing north



Photo 12: Window manufacturing at analytical laboratory (1276 & 1290 Ellesmere Road), facing north



Photo 13: Gas station at 1270 Brimley Road, facing southwest



Photo 14: Facing south toward Scarborough Town Centre and residential apartments



Photo 15: Works yard north of Scarborough Town Centre, facing north



Photo 16: Gas station at 1615 Ellesmere Road, facing west



Photo 17: Gas station at 1651 Ellesmere Road, facing southeast.



Photo 18: Commercial buildings at 48 Milner Avenue, facing north



Photo 19: Industrial buildings at 140-150 Milner Avenue, facing north



Photo 20: Warehouse at 165 Milner Avenue, facing southwest



Photo 21: Possibly vacant factory at 675 Progress Avenue, facing south



Photo 22: Gas station at 1860 Ellesmere Road, facing northeast



Photo 23: Toyota facility at 1 Toyota Place, facing northwest



Photo 24: Metal recycling facility at 52 Production Drive, facing west



Photo 25: Gas station at 900 Progress Avenue, facing east



Photo 26: Gas station at 1201 Markham Road, facing east



Photo 27: Gas station at 1150 Markham Road, facing west