

REFORMATTED FOR ACCESSIBILITY - SUMMARY ONLY

PHASE I ENVIRONMENTAL SITE ASSESSMENT

40-50 Wabash Avenue and 289 Sorauren Avenue
Toronto, Ontario

June 10, 2020

Terrapex Environmental Ltd.
90 Scarsdale Road
Toronto, Ontario, M3B 2R7

Telephone: (416) 245-0011

Facsimile: (416) 245-0012

Email: toronto@terrapex.com

Website: www.terrapex.com (The website for Terrapex, an Engineering and Geosciences company.)

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EXECUTIVE SUMMARY

Terrapex Environmental Ltd. (Terrapex) was retained by the City of Toronto to conduct a Phase I Environmental Site Assessment (ESA) of 40 and 50 Wabash Avenue, and 289 Sorauren Avenue in Toronto, Ontario (the "Site"). It was Terrapex's understanding that the Phase I ESA was required for environmental due diligence purposes to support the proposed redevelopment of the Site with a Community Centre.

The Phase I ESA was conducted in accordance with the principles set out in Canadian Standards Association (CSA) Standard Z768-01 (R2016), *Phase I Environmental Site Assessment*. As such, this report does not meet the requirements of Ontario Regulation (O. Reg.) 153/04 and would need to be updated to support the filing a Record of Site Condition (RSC), if the proposed

Community Centre includes a child care facility or an indoor recreational facility (e.g., indoor swimming pool, indoor gymnasium, indoor ice rink, etc.) located partly or wholly on the industrial lands at the Site. Any outdoor recreational facilities (e.g., outdoor pool, outdoor tennis or basketball courts, playgrounds or playing fields, etc.) on the industrial lands would also require a RSC.

The Site presently consists of a vacant two-storey building at 40 Wabash Avenue, which was previously used for various industrial purposes; a two-storey building located at 50 Wabash Avenue currently being used as the Sorauren Avenue Fieldhouse; and, the Sorauren Avenue Park, which includes two tennis courts, a soccer field, a baseball field, a walking trail and a fenced dog park.

Past industrial occupants of the Site included the Dominion Bridge Steel Company, Toronto Transit Commission (TTC Parkdale Bus Garage), Canada Linseed Oil Mills Ltd., Pakrite Paper, and Global Waste Services Inc.

Potential environmental concerns were identified through a site reconnaissance, interviews, and a records review consisting of a review of historical environmental reports, aerial photographs, fire insurance plans (FIPs), insurance reports, a city directories search, and an Ecolog Environmental Risk Information Services (ERIS) database search. Through an evaluation of the information gathered from the records review, interviews, and the site reconnaissance, several actual and potential environmental concerns were identified at the Site, including:

- Past use of the Site as a steel manufacturing and processing facility (Dominion Bridge Steel Company);
- Past use of the Site as a linseed oil manufacturing facility (Canada Linseed Oil Mills Ltd.);
- Past use of the Site as a bus repair garage (Parkdale TTC Bus Garage);
- Past use of the Site as a waste management facility (Global Waste Services Inc.);
- Past use of the Site as a paper recycling facility (Pakrite Paper);
- Bulk quantities of gasoline and/or diesel and fuel oil historically stored in several aboveground storage tanks (ASTs) and underground storage tanks (USTs) associated with past industrial operations;
- Bulk coal storage and coal-fired boilers associated with past industrial operations;
- Former on-site incinerator;
- Sump pit containing discoloured water with a possible sheen in the basement of the former industrial building at 40 Wabash Avenue;
- Fill material of unknown quality and origin; and
- Environmental contaminants remaining in soil in the vicinity of the former industrial building at 40 Wabash Avenue, based on a comparison of historical soil quality data to the current generic full-depth Site Condition Standards for a community land use located in a nonpotable groundwater setting with coarse textured soil (the "Table 3 SCS").

In addition, numerous potential environmental concerns were identified at off-Site locations in close proximity to the Site, which were historically used for industrial purposes.

In conclusion, the Phase I ESA identified several potential environmental concerns at the Site, resulting from past industrial uses of the Site and off-Site properties. As a result, a Phase II ESA is recommended to investigate soil and groundwater quality at the Site and assist in the development of a remedial or risk management strategy for the redevelopment of the Site as a Community Centre.