

Appendix K – yongeTOmorrow Environmental Assessment Study - Contaminated Property Identification and Management Overview Study



Englobe

Soils Materials Environment

STEER GROUP

Yonge Street Environmental Site Assessment Study Toronto, Ontario

Contaminated Property Identification and Management Overview Study

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EXECUTIVE SUMMARY

Englobe Corp. (Englobe) was retained by Steer Group (Client) to complete a Contaminated Property Identification and Management Overview Study (COS) of the section of Yonge Street between Richmond Street to College/ Carlton Street, which is hereinafter referred to as the “Site.”

The Site is approximately 2.2 hectares in area and comprises of approximately 1.0 kilometre of the Yonge Street municipal road right-of-way (ROW) which is currently developed with surficial asphalt and concrete pavement, and associated underground infrastructure (e.g., buried utilities, subterranean causeways, and subway tunnel). The Site is located in an urban area of downtown Toronto which is primarily developed with commercial retail land uses.

This COS was conducted as a modified Phase I Environmental Site Assessment (ESA) and was completed in general accordance with the Canadian Standards Association (CSA) Standard Z768-01. It is understood that the COS is required as part of internal due diligence requirements associated with the proposed rehabilitation and redevelopment of the Site. However, Englobe understands that the findings of the COS are intended to be preliminary in nature, and that the filing of a Record of Site Condition (RSC) with the Ontario Ministry of the Environment, Conservation and Parks (MECP) for part or all of the Site is not required.

This assessment included a review of historical archival information for the Site and surrounding properties, Site reconnaissance, and a report on the findings of the assessment. Site reconnaissance was limited to a walk-by review of the properties from publicly accessible areas, and did not include an investigation of the buildings or current operations. No intrusive investigation or chemical testing (i.e., sampling or testing of air, soil, groundwater, surface water or building materials) was carried out as part of this COS. In addition, this COS did not include an assessment of biological features or related aspects of the natural environment. This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, which may exist for the Site..

Based on the findings of the COS, several potential issues of environmental concern have been identified at the Site and the surrounding properties. In order to confirm whether or not environmental issues of concern are present at the Site, further subsurface investigation (i.e., Phase II ESA) is warranted.

TABLE OF CONTENTS

INTRODUCTION	1
1 SCOPE OF INVESTIGATION	1
2 RECORDS REVIEW	3
2.1 General	3
2.1.1 First Developed Use Determination	3
2.1.2 Fire Insurance Plans	3
2.1.3 City Directory Information	7
2.1.4 Historical Available Data	11
2.2 Environmental Source Information	11
2.3 Physical Setting Sources	15
2.3.1 Aerial Photographs	15
2.3.2 Topography, Hydrology and Geology	18
2.3.3 Fill Materials	19
2.3.4 Water Bodies and Areas of Natural Significance	19
2.3.5 Well Records	19
3 SITE RECONNAISSANCE	19
3.1 General Requirements	19
3.2 Physical Impediments	19
3.3 Observations at the Property	19
3.3.1 On-Site Building	19
3.3.2 Site Operations	20
3.3.3 Utilities and Mechanical Systems	20
3.3.4 Waste Generation	20
3.3.5 Aboveground and Underground Storage Tanks	20
3.3.6 Chemical Storage and Handling	20
3.3.7 Spills and Staining	20
3.3.8 Railway Lines	20
3.3.9 Air Emissions	20
3.3.10 Hazardous Materials	20
3.3.11 Special Attention Items	21
3.3.11.1 Radon Gas	21
3.3.11.2 Microbial Contamination (Mould) and Indoor Air Quality	21
3.3.11.3 Electromagnetic Frequencies (EMFs)	21
3.3.11.4 Noise and Vibration	21
3.4 Observations at Surrounding Properties	22
4 CONCLUSIONS	23
5 STATEMENT OF LIMITATIONS	24
REFERENCES	25

TABLE OF CONTENTS

Tables

Table 1: Summary of City Directories – Properties located on Yonge Street.....	8
Table 2: Summary of City Directories – Yonge Street Study Area (100 m offset)	9
Table 3: ERIS Database Search Results	11
Table 4: ERIS Report Summary- From College St/ Carlton St., to Dundas St.	12
Table 5: ERIS Report Summary- South of Dundas Street	13
Table 6: Other Environmental Records	15
Table 7: Aerial Photographs.....	16

Appendices

Appendix 1	Drawings
Appendix 2	Site Photographs
Appendix 3	City Directory Search
Appendix 4	ERIS Documents
Appendix 5	Qualifications of the Assessors

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Test results mentioned herein are only valid for the sample(s) stated in this report.

Englobe's subcontractors who may have accomplished work either on site or in laboratory are duly qualified as stated in our Quality Manual's procurement procedure. Should you require any further information, please contact your Project Manager."

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INTRODUCTION

Englobe Corp. (Englobe) was retained by Steer Group (Client) to complete a Contaminated Property Identification and Management Overview Study (COS) of the section of Yonge Street between Queen Street and College/Carlton Street, which is hereinafter referred to as the “Site.” The location of the Site is shown on the attached Location Plan, Drawing 1 contained in Appendix 1.

The Site is approximately 2.2 hectares in area and comprises of approximately 1.0 kilometre (km) of the Yonge Street municipal road right-of-way (ROW) which is currently developed with surficial asphalt and concrete pavement, and associated underground infrastructure (e.g., buried utilities, subterranean causeways, and subway tunnel). The Site is located in an urban area of downtown Toronto which is primarily developed with commercial retail land uses. The Site and the surrounding properties are shown on the attached Site Plans Drawings 2 through 5, contained in Appendix 1.

1 SCOPE OF INVESTIGATION

This COS was conducted as a modified Phase I Environmental Site Assessment (ESA) and was completed in general accordance with the Canadian Standards Association (CSA) Standard Z768-01. It is understood that the COS is required as part of internal due diligence requirements associated with the proposed rehabilitation and redevelopment of the Site. However, Englobe understands that the findings of the COS are intended to be preliminary in nature, and that the filing of a Record of Site Condition (RSC) with the Ontario Ministry of the Environment, Conservation and Parks (MECP) for part or all of the Site is not required.

This assessment included a review of historical archival information for the Site and surrounding properties, Site reconnaissance, and a report on the findings of the assessment. Site reconnaissance was limited to a walk-by review of the properties from publicly accessible areas, and did not include an investigation of the buildings or current operations. No intrusive investigation or chemical testing (i.e., sampling or testing of air, soil, groundwater, surface water or building materials) was carried out as part of this COS. In addition, this COS did not include an assessment of biological features or related aspects of the natural environment. This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, which may exist for the Site.

Since neighbouring properties may affect or be affected by the Site being assessed, the historical review also included the adjoining and surrounding properties within 100 m from the Site, including the following:

- ▶ current and historical land use of the Site and neighbouring properties;
- ▶ known or potential contamination on the Site and on neighbouring properties; and,
- ▶ Site topography and groundwater flow direction which would influence the migration of contaminants onto or away from the Site.

The information review of the Site and surrounding properties included the following sources of information:

- ▶ a review of environmental source information including MECP search databases and a review of a custom Environmental Risk Information Services (ERIS) report;
- ▶ a review of city directory listings for the Site and surrounding properties;
- ▶ a review of available Fire Insurance Plans (FIPs) in the Ontario Collection; and
- ▶ a review of physical setting sources including aerial photographs, topography, hydrology and geology maps, the presence of fill materials, water bodies and areas of natural significance, and water well records.

Site reconnaissance visits were conducted to observe the following:

- ▶ hazardous materials – usage, storage, disposal, treatment and transport on the Site (if any);
- ▶ product handling, raw material storage/transportation, equipment cleaning, etc.;
- ▶ storage tanks and containers – above-ground storage tanks (ASTs), underground storage tanks (USTs) and associated storage containers;
- ▶ water supply – source of potable water;
- ▶ stained soil, pavement, concrete, floors and walls;
- ▶ general housekeeping;
- ▶ sewage disposal – pits, lagoons, septic systems and wastewater treatment;
- ▶ topographic, geological and hydrogeological features;
- ▶ watercourses, ditches and standing water; and
- ▶ adjacent properties – adjacent land uses that might impact the Site.

Englobe notes that the Site reconnaissance was limited to observations made from publicly-available locations and did not include a detailed inspection of each property or building within 100 m of the Site. Key aspects of the Site were documented on photographs for future reference and are included with this report as Appendix 2.

2 RECORDS REVIEW

2.1 GENERAL

2.1.1 First Developed Use Determination

Englobe reviewed a copy of an atlas of Toronto dated 1880 via the Canadian County Atlas Digital Project website (<http://digital.library.mcgill.ca/countyatlas>; accessed August 2, 2018). Based on the information provided in the atlas, the Site was developed as a road right-of-way since at least 1880. In addition, Queen Street and College Street/Carlton Street appeared to be present similar to present-day conditions. The atlas also indicated that the surrounding area appeared to be developed with urban land uses at this time.

2.1.2 Fire Insurance Plans

Englobe contacted Opta Information Intelligence (Opta) through ERIS with a request to provide any available Fire FIPs and/or other insurance products relevant to the Site. Opta provided Englobe copies of FIPs dated 1890, 1903, 1948 and 1964 for the study area. A copy of the information provided by Opta is presented in Appendix 4. Based on Englobe's review of the available FIP, the following environmental concerns are noted:

2.1.2.1 1890 FIP

157 to 300 Yonge Street (Odd and Even) –Richmond Street to Dundas Street

- ▶ The portion of Dundas Street, west of Yonge Street was listed as Agnes Street; the portion of Dundas Street, east of Yonge Street was listed as Wilton Street.
- ▶ The surrounding properties appeared to generally consist of residential/commercial land uses, interspersed with hotels, places of worship (notably, Knox Church, Salvation Army Temple, Trinity Church, Baptist Church, Notre Dame Des Anges) as well as multiple several academic institutions (notably, Louisa Street School and Trinity School).
- ▶ The Salvation Army Printing Office was located west of Yonge Street, near the intersection of Yonge Street and Albert Street.
- ▶ T. Eaton & Co. (retailer) was located west of Yonge Street, between Albert Street and Queen Street West.
- ▶ A carriage factory was located at 20 & 22 Alice Street, approximately 40 m west of Yonge Street.
- ▶ A planing mill was located at 19 & 21 Alice Street, approximately 50 m west of Yonge Street.

302 to 380 Yonge Street (Even) and 301 to 391 Yonge Street (Odd) – Dundas Street to Gerrard Street

- ▶ The surrounding properties appeared to generally consist of residential/commercial land uses.
- ▶ O'Keefe Brewery was located at 226-232 Victoria Street, southwest of the intersection of Gould Street and Yonge Street, and located approximately 45 m east of Yonge Street.

382 to 448 Yonge Street (Even) and 393 to 441 Yonge Street (Odd) – Gerrard Street to College Street/Carlton Street

- ▶ The surrounding properties appeared to generally consist of residential/commercial land uses.
- ▶ The Young Men's Christian Association (YMCA) was located at 415 Yonge Street and was southeast of the intersection of McGill Street and Yonge Street.
- ▶ Cobban Manufacturing Co. (manufacturer of plate glass) was located at 47-61 Hayter Street and located approximately 100 m west of Yonge Street.
- ▶ Bishop Strachan School was located southeast of the intersection of Terauley Street (currently Bay Street) and College Street, and located approximately 80 m west of Yonge Street.

2.1.2.2 1903 FIP

157 to 300 Yonge Street (Odd and Even) –Richmond Street to Dundas Street

- ▶ The properties located at 160 to 178 Yonge Street (even) are now developed with The Robert Simpson Co. (retailer).
- ▶ T. Eaton & Co. is shown to occupy the entirety of the properties located between 180 and 242 Yonge Street (even).
- ▶ Massey Music Hall is located at 178 Victoria Street, south of Shuter Street and approximately 40 m to the east of Yonge Street.
- ▶ The property formerly occupied by Notre Dame Des Anges is now occupied by St. Michael's Hospital.

302 to 380 Yonge Street (Even) and 301 to 391 Yonge Street (Odd) – Dundas Street to Gerrard Street

- ▶ O'Keefe Brewery is in a similar location to the 1890 FIP but the municipal addresses have been renumbered and the property is now listed at 298 to 336 Victoria Street.
- ▶ The surrounding properties are generally similar to those shown in the 1890 FIP.

382 to 448 Yonge Street (Even) and 393 to 441 Yonge Street (Odd) – Gerrard Street to College Street/Carlton Street

- ▶ Cobban Mfg. Co. is no longer listed as present.
- ▶ The surrounding properties are generally similar to those shown in the 1890 FIP.

2.1.2.3 1948 FIP

157 to 300 Yonge Street (Odd and Even) –Richmond Street to Dundas Street

- ▶ Agnes Street has now been renamed as Dundas Street West; Wilton Street has now been renamed as Dundas Street East. The portion of the former Wilton Street between Yonge Street and Victoria Street has been renamed as Dundas Square, which was formed by the annexation of a road right-of-way which connected Dundas Street West and Dundas Street East.
- ▶ The surrounding properties generally appeared to consist of retail property uses.
- ▶ The properties located at 160 to 178 Yonge Street (even) are now developed with The Robert Simpson Co. (department store).
- ▶ T. Eaton & Co. occupied the western portion of Yonge Street between Queen Street West and Louisa Street.
- ▶ St. Michael's Hospital has been expanded to occupy the majority of the city block bounded by Victoria Street, Shuter Street and Bond Street.
- ▶ A car washing lot, located at the northeast corner of Victoria Street and Shuter Street, showed five (5) USTs on the property, and one (1) UST along the Victoria Street right-of-way. This property is located approximately 100 m east of Yonge Street and is inferred to be transgradient to the Site.
- ▶ Various light manufacturing was reported to be present at the southwest corner of Victoria Street and Dundas Square, including the manufacturer of optical instruments, lighting, and woodworking. These properties were listed at 248 to 262 Victoria Street. This property is located approximately 50 m east of Yonge Street and is inferred to be transgradient to the Site.
- ▶ Several automotive repair garages were present between Terauly Street (previously Alice Street) and Dundas Street West. These garages were located approximately 50 m west of Yonge Street and inferred to be transgradient.
- ▶ Three (3) USTs were shown to be present along the Dundas Street West right-of-way, in front of 27 to 37 Dundas Street West. These USTs were located approximately 50 m west of Yonge Street and are inferred to be transgradient to the Site.

302 to 380 Yonge Street (Even) and 301 to 391 Yonge Street (Odd) – Dundas Street to Gerrard Street

- ▶ O'Keefe Brewery appeared to have expanded bottling operations east of Victoria Street. This property is in a similar location to the 1890 FIP but the municipal addresses have been renumbered and the property is now listed at 298 to 336 Victoria Street.
- ▶ Acme Furniture Mfg. Co. was shown to be present at 356 Yonge Street West, between Walton Street and Elm Street.
- ▶ The surrounding properties are generally similar to those shown in the 1903 FIP.

382 to 448 Yonge Street (Even) and 393 to 441 Yonge Street (Odd) – Gerrard Street to College Street/Carlton Street

- ▶ The buildings which were occupied by Cobban Mfg. Co. in 1890 was no longer present and was used as truck parking and automotive repairs. This property was located approximately 100 m west of Yonge Street and is inferred to be transgradient to the Site.
- ▶ T. Eaton Co. (department store) occupied the entirety of the properties located between College Street, Bay Street, Yonge Street and Hayter Street. Automotive painting and repair activities were conducted within this property, approximately 90 m west of Yonge Street and 60 m south of College Street.

2.1.2.4 1964 FIP

157 to 300 Yonge Street (Odd and Even) – Richmond Street to Dundas Street

- ▶ Entrances to the subway were present on Queen Street East and along Dundas Street.
- ▶ The west side of Yonge Street between Queen Street and Dundas Street (excluding Trinity Square and City Hall) appeared to have been annexed by T. Eaton Co. (department store).
- ▶ Two (2) USTs were present at 25 Dundas Street West, which operated as Hertz Drive-Yourself Station (inferred automotive rental location) prior to annexation by T. Eaton Co. The USTs were located approximately 40 m west of Yonge Street, south of Dundas Street West.
- ▶ Three (3) USTs were present along the south portion of Dundas Street West right-of-way, in front of 27 and 33 Dundas Street West. These properties were shown to have been annexed by T. Eaton Co.
- ▶ The property west of Victoria Street and south of Dundas Street East was developed as an automotive parking garage. The UST which was previously noted in the 1948 FIP is not shown.

302 to 380 Yonge Street (Even) and 301 to 391 Yonge Street (Odd) – Dundas Street to Gerrard Street

- ▶ O'Keefe Brewing Co. was shown to occupy the properties located at 269 to 300 Victoria Street, with additional shipping facilities at 130 Bond Street, located southwest of Gould Street and Bond Street.
- ▶ The property at 336 Yonge Street (between Elm Street and Edward Street) was listed as being occupied by cleaners.
- ▶ The property at 24 Walton Street (approximately 60 m west of Yonge Street, 10 m south of Gerrard Street) was listed as automotive repairs.
- ▶ One (1) UST was shown in the laneway adjacent to 9 Gerrard Street East, located approximately 50 m east of Yonge Street.

382 to 448 Yonge Street (Even) and 393 to 441 Yonge Street (Odd) – Gerrard Street to College Street/Carlton Street

- ▶ The surrounding property uses generally similar to the property uses identified in the 1948 FIP.
- ▶ Two (2) diesel USTs and an electrical transformer were shown to be present at the property occupied by T. Eaton Co. The USTs and transformer were located approximately 80 m west of Yonge Street and are inferred to be transgradient to the Site.

Based on a review of the available FIPs for the Site, Englobe notes the following:

- ▶ The surrounding properties generally consisted of residential/commercial land uses, interspersed with various churches, academic institutions, and manufacturing operations.
- ▶ The surrounding properties generally appeared to be heated by steam and coal between 1890 and 1964.
- ▶ T. Eaton Co. has been present to the west of Yonge Street at various locations (between Queen Street and Dundas Street, and south of College Street) since circa 1948.
- ▶ O'Keefe Brewery Co. has been present west of Yonge Street since circa 1890.
- ▶ A cleaner was listed as being present at 336 Yonge Street in 1964.
- ▶ St. Michael's Hospital has been present from 1890 (formerly operating as Notre Dame Des Anges) to 1964.

2.1.3 City Directory Information

Englobe requested a search of city directories through ERIS for selected years to determine past occupancy of the Site and select surrounding properties. A copy of the City Directories is presented in Appendix 3. Based on the present-day address ranges, Englobe has inferred the anticipated locations of the listed properties; however, Englobe notes that street names and address ranges may have changed during the period of data reviewed, and that the accuracy of the information may be limited as a result.

Englobe notes that the terms “Laundry” or “Chinese Laundry” may refer to either hand-laundering or solvent-based dry-cleaning of clothes, and that the term is not specific to either activity. Englobe also notes that prior to the adoption in the mid-1930s of tetrachloroethylene (also referred to as “Perchloroethylene,” “PCE,” or “Perc”), dry-cleaning activities were conducted using petroleum-based solvents. As such, on premise dry-cleaning activities conducted prior to 1930 are not expected to have used chlorinated solvents such as PCE but may have employed petroleum-based solvents and may be considered as potential issues of environmental concern.

Englobe also that 220 Yonge Street is the present-day municipal address for The Eaton Centre, which was constructed circa mid-1970s. Due to the removal of the in-situ soil as part of the construction of Eaton Centre, the operations listed at 208 and 220 Yonge Street are not expected to be potential issues of environmental concern to the Site.

A summary of the pertinent records for addresses on Yonge Street in the city directory are presented in the table below:

Table 1: Summary of City Directories – Properties located on Yonge Street

PROPERTY	OCCUPANCY HISTORY
Yonge Street (146-472 Even)	<u>Richmond Street to Dundas Street (190 to 300)</u>
	208 – Le Print Express (1972 to 2000)
	220 – Battery Plus (1972 to 2000); Parkers Cleaners Ltd. (1972, 1985); Copy Copy (1978, 1985)
	<u>Dundas Street to Gerrard Street (300 to 380)</u>
	304 ½- Laundry (1900, 1907)
	310 – D J C Industries (1978)
	334 – Empire Wall Paper (1919 to 1945); Toronto Discount Furniture Co Ltd (1960)
	342 – Conger Coal Co (1900, 1907)
	352 – Young’s Photo Supply Ltd. (1978)
	<u>Gerrard Street to College Street (382 to 448)</u>
	392 – Chinese Laundry (1907 to 1925)
	408 – Empire Wallpaper & Paint Ltd.(1960, 1965)
	416 – Chinese Laundry (1914)
	420 ½ – Laundry (1907, 1900)
	424 – Ctek Services Inc (1978 to 2000)
	444 – Parkers Cleaners LTD (1978, 1985)
	<u>College Street to Grenville Street (450 to 468)</u>
	456 – Chinese Laundry (1907 to 1925)
	458 – Victor Cleaning & Pressing (1934 to 1945)
	464 – Dynamix Production (1978 to 1995)
	464 – X-Tra Magazine (1978 to 1990)
	466 – Can. Laundry machine (1900)

PROPERTY	OCCUPANCY HISTORY
Yonge Street (151-475 Odd)	<p><u>Richmond Street to Shuter Street (157 to 223)</u> 161 – Dack's Shoe Corp Ltd (1960 to 1978) 211 – Renouf Publishing Co Ltd (1972 to 1985)</p> <p><u>Shuter Street to Dundas Street East (225 to 301)</u> 227 – King Traders Electronics Inc (1972 to 2000) 247 – Great Canadian Leather Company (1972 to 2000) 289 – Kelles Furniture Co Ltd. (1965); Topper Books & Paperback (1972, 1985); Edward Saint News (1972 to 2000)</p> <p><u>Dundas Street to Gerrard Street (313 to 395)</u> 319 – Anuva Company (1972 to 2000); Atar (1972 to 2000); Electronics Plus (1972 to 2000) 333 – Chinese Laundry (1907 to 1919) 353 – Atomic Cleaners (1950); Miss Ruth's Cleaners (1960) 355 ½- Nineteen Hundred washer Co (1907) 373 – Laundry (1907)</p> <p><u>Gerrard Street to Carlton Street (399 to 443)</u> 399 – Chinese Laundry (1907 to 1929)</p> <p><u>Carlton Street to Alexander Street (451 to 475)</u> 453 – Clean It Eria (1950) 463 – Victor Cleaning & Pressing Co (1925); Sacrob cleaners & Pressers (1940); Clever Cleaners (1945 to 1955) 473 – Danforth Cleaners (1955, not listed in 1950)</p>

Based on the review of above noted city directories the following is noted:

- Various laundering facilities (laundry/Chinese Laundry/cleaners) have been present along Yonge Street; these facilities may or may not have conducted on premise dry-cleaning which would involve the use of either petroleum and/or chlorinated solvents such as PCE.

In addition to properties located along Yonge Street, the following addresses located within 100 m of the Site were reviewed, and the pertinent records are presented in the table below:

Table 2: Summary of City Directories – Yonge Street Study Area (100 m offset)

PROPERTY	OCCUPANCY HISTORY
Richmond Street East	9 – International Press (1925 to 1940)
Richmond Street West	11 – Wheeler Printing Co (1907) 19 – Multi-Tenant Office-Onaco Petroleums Ltd. (1972) 21 – Reliance Petroleum Ltd. (1955)
Queen Street East	1 – Hunter Carlyle Publishing (2000); Printing House (1995); Sisters Cleaners (1995) 8-10 – General Publishing Co/Imperial Publishing Co (1960) 29 – Laundry (1900 to 1914)
Queen Street West	37–Wing Laundry (1900)
Shuter Street	22-Harry Clnr & Dyer (1925, 1929)
Saint Enoch Square	3 – Ewing & Co Blacksmiths (1914) Street not listed (1965 to 2000).

PROPERTY	OCCUPANCY HISTORY
Dundas Square	18 & 20 – H & H Auto Top Mfg Co (1940, 1945)
Dundas Street East	14 – Chinese Laundry (1919, 1925) 40 – Powell H Chemical Co Ltd. (1925 to 1945)
Dundas Street West	11 – Parker Bros. Printers (1919) 20 – Lancaster House Publishing (1995) 22 – Public Printing Service (1934 to 1955) 40 – Cadet Cleaners (2000) 40 – International Publishing (1995) 36-40 – Wells Auto Body Co (1934 to 1950) 9 – Wells Auto Body Co (1929) 36-40 – Premier Fuel Co (1934 to 1940)
Edward Street	1 – Patience Cleaner & Presser (1925) 8 – Farrow Blacksmith (1900 to 1934) 18 – Auto Wheel Repairers (1940) 23 – Ringham Galvanized Iron Works (1907 , 1914)
Gould Street	2-New Advance Publishing (1945)
Elm Street	8-10- Royal Furniture Mfrs (1960) 24-26- Spanner Battery Separator Co (1925)
Walton Street	2 – Art Printing Co (1945, 1950)
Gerrard Street East	15-Excelsior Battery Service (1929)
Gerrard Street West	35 – Stratford Fred LTD, auto garage (1945, 1950) 38-44-Bear Equipment Co Garage (1934, 1940)
College Street	2-4 – Discovery Publications (1985); R K Printing (1990); Fine Print Copy Centre (1995) 30 – Paint Shop (1960 to 1972)
Carlton Street	20 – Maple Cleaners (1985, 1990); Crow Cleaners (2000) 20 – Sun Oil Co Ltd. (1950) 27 – United Press International (1990); Carlton Printers Ltd. (1978 to 2000)
Grenville Street	2 – Lee Laundry (1900) 12 – Presbyterian Publications (1955, 1960) 11 – Novocol Chemical Mfg Co of Can LTD (1940 to 1960)
Victoria Street	153 – Imperial Press (1914) 176 – Locksmith (1900) 205 – Saint Michael's Hospital – Laundry (1960 to 1985) 209-213 – Vacuum Auto Wash & Garage (1929) 214 – Chinese Laundry (1914) 205-207 – Spee-D-Auto Wash Co LTD (1934 to 1940) 212-220/237-239 – Imperial Auto Wash (1940 to 1960) 220 – Chinese Laundry (1914 to 1925) 252 – Laundry (1907) 258 – Laundry (1907) 277 – Victoria Copy & Printing (2000)

2.1.4 Historical Available Data

Englobe conducted a search on various databases (e.g. City of Toronto, TTC, and Transit Toronto) in regard to the history of the original Yonge subway. A summary of the relevant finding will be provided hereafter:

- ▶ Yonge Street subway construction began in 1949.
- ▶ “Cut-and-cover” technique appears to be used to build the underground sections of the Yonge Street subway line due to being more economical in compare to using a tunnel bore.
- ▶ It seems that a trench was excavated in Yonge Street, and utilities were relocated. A deck supported by steel members and heavy timbers likely was put in place to facilitate the flow of traffic during construction activities.
- ▶ Approximately 1.3 million cubic metres of material were removed and likely brought to Ashbridges Bay to be used as backfilling material to form new land out of Lake Ontario.
- ▶ The Yonge line construction method was likely cut and cover starting from Front Street up to north of College Street.

2.2 ENVIRONMENTAL SOURCE INFORMATION

A summary of information obtained from written requests from regulatory agencies is provided below.

- ▶ **Environmental Risk Information Services Ltd. (ERIS):** A records and regulatory agency database review was completed through a database search carried out by ERIS. The ERIS report includes a review of public and private database records for the Site and surrounding properties within a 100 m study area from the boundaries of the Site. The report includes a site diagram and a summary, which describe records that relate directly to the Site and records found within the study area.

The ERIS report was reviewed in its entirety as part of the COS information review. A copy of the ERIS report is provided in Appendix 4.

Table 3: ERIS Database Search Results

DATABASE NAME	DATA	ON SITE	BOUNDARY TO 0.1 KM
Borehole	BORE	0	34
Certificates of Approval	CA	0	26
Certificate of Property Use	CPU	0	1
Dry Cleaning Facilities	DRYCLEANERS	0	1
Environmental Activity and Sector Registry	EASR	0	6
Environmental Registry	EBR	0	13
Environmental Compliance Approval	ECA	0	31
ERIS Historical Searches	EHS	6	77

DATABASE NAME	DATA	ON SITE	BOUNDARY TO 0.1 KM
Ontario Regulation 347 Waste Generators Summary	GEN	1	374
TSSA Historic Incidents	HINC	1	4
TSSA Incidents	INC	0	4
National PCB Inventory	NPCB	0	18
National Pollutant Release Inventory	NPRI	2	6
Inventory of PCB Storage Sites	OPCB	0	9
Canadian Pulp and Paper	PAP	0	2
Pesticide Register	PES	0	15
TSSA Pipeline Incidents	PINC	0	1
Permit to Take Water	PTTW	0	1
Ontario Regulation 347 Waste Receivers Summary	REC	0	4
Record of Site Condition	RSC	0	13
Scott's Manufacturing Directory	SCT	0	135
Ontario Spills	SPL	4	26
Anderson's Storage Tanks	TANK	6	56
TSSA Variances for Abandonment of Underground Storage Tanks	VAR	0	1
Water Well Information System	WWIS	0	24
TOTAL RECORDS		20	883

A total of 903 records were identified for the COS study area. Englobe notes that information presented in the Borehole (BORE), ERIS Historical Searches (EHS), and Water Well Information System (WWIS) databases are not considered to contain information pertaining to potentially contaminating activities.

A summary of the pertinent information within the ERIS report is provided below:

Table 4: ERIS Report Summary- From College St/ Carlton St., to Dundas St.

KEY	LOCATION	APPROX. DISTANCE	DATA	DESCRIPTION
136	2 Carlton St	NNW/34.3	GEN	CARLTON DRY CLEANERS <ul style="list-style-type: none"> - dry cleaning and laundry services (except coin-operated), approval year: 2014 and 2017, registered for halogenated solvents, and petroleum distillates 2449856 ONTARIO LTD. - dry cleaning and laundry services (except coin-operated), approval year: 2015, registered for halogenated solvents, and petroleum distillates
81	3 Carlton St	NNW/15.8	SPL	TORONTO TRANSIT COMMISSION <ul style="list-style-type: none"> - 450 L of diesel fuel mixed with water dripped onto the track from unknown source (college subway station)

KEY	LOCATION	APPROX. DISTANCE	DATA	DESCRIPTION
12	402 Yonge St	0.0	TANK	BREAKEY P - Gasoline service station (permit date 1923), 1000 galls tank under blvd and pump on sidewalk
127	10 Gerrard St E	N/28.5	TANK	- Registered in 1924 as a gasoline retail (gas pump on curb)
121	3 Gerrard St E	N/24.9	TANK	CANADA LIFE ASSURANCE CO - Registered in 1931 for a gasoline pump
132	7 Gerrard St E	SE/30.9	GEN	FALLON J P - Registered in 1924 for a gasoline tank (1000 gal) and curb pump; parking garage in basement and auto accessories
154	11 Gerrard St E	N/47.5	TANK	CANADA LIFE ASSURANCE CO - Registered in 1934 for a gasoline tank
202	21 GERARD ST. E.	N/68.9	SPL	RYERSON POLYTECHNICAL INSTITUT - 4L Trichloroethylene leak to loading dock
131	8 Elm St	NW/29.7	TANK	Ross [Gooderham] One gasoline tank (registered in 1924)
44	346 Yonge St	NNW/4.8	TANK	- Registered in 1923 as a gasoline service station (gasoline pump on the curb)
241	356 Victoria St.	NE/85.5	TANK	- Registered in 1920 for auto service garage, and one (1) gasoline tank

Table 5: ERIS Report Summary- South of Dundas Street

KEY	LOCATION	APPROX. DISTANCE	DATA	DESCRIPTION
147	30 Dundas St W	SSW/44.2	TANK	REGENT TAXI - Registered in 1926 for one (1) gasoline tank
179	22 Dundas St E	ESE/60.8	TANK	SMITH [R E] - Registered in 1920, and 1925 with a gasoline tank
4	3 Carlton St	0.0.	SPL	TORONTO TRANSIT COMMISSION - TTC maintenance reported oil infiltration from ground (unknown source) to sump pit
177	25 Dundas St E	SE/59.7	TANK	STRAIGHT SERVICE STATION - Registered in 1926 as a gasoline service station with one (1) fuel tank
35	287 Yonge St	N/24.9	TANK	SELLERS GARAGE LTD - Registered in 1919 as an auto service garage with one (1) fuel tank
9	280 Yonge St	0.0	TANK	APPLEGARTH JESS LTD - Registered in 1919, and 1922 as a gasoline tank
233	254 Victoria St	SE/84.5	TANK	HERMANT PERCY - Registered in 1920 as a gasoline tank

KEY	LOCATION	APPROX. DISTANCE	DATA	DESCRIPTION
94	257 Yonge St.	SSE/18.5	TANK	DRUMMOND J - Registered in 1919 for one fuel tank
99	253 Yonge St.	SSE/19.2	SPL	- 100L Diesel to Asphalt behind Paramount Restaurant
98	247 Yonge St.	SSE/19.0	VAR	OCONNOR ASSOCIATES ENVIRONMENTAL INC - Abandoned UST (variance report)
18	251 Yonge St.	SSE/0.6	TANK	NATIONAL TRUST CO LTD - Registered in 1919 as a fuel tank
100	245 Yonge St.	SSE/19.3	TANK	TIP TOP TAILORS - Registered in 1919 as a fuel tank
23	256 Yonge St.	SSE/1.0	TANK	BRODEY-DRAIMIN & CO - Three (3) fuel tank (Registered in 1927)
25	234 Yonge St.	SSE/1.2	TANK	D'ALLARDS LTD - Two (2) fuel tank (Registered in 1932)
76	220 Yonge St.	SSE/14.6	INC	- Leakage of fuel oil
272	205 Victoria St.	SE/99.0	TANK	STARKMAN [M] - Registered in 1936 for gasoline service station, and three (3) gasoline tanks
217	14 Shuter St.	SSE/73.9	TANK	HYSLOP STATE - Registered in 1934 for two (2) gasoline tanks Unlikely to be considered as an environmental concern due to the relatively far distance to the site.
13	211-219 Yonge St.	0.0	SPL	- Fuel oil from underground chamber to neighbouring buildings
17	224 Yonge St.	SSE/0.4	TANK	LIGGETT [L K] CO LTD - Registered in 1932 for one (1) gasoline tank
82	224 Yonge St.	SSE/16.0	TANK	TIDE WATER OIL CO. - Registered in 1936 as a gasoline service station with one (1) oil tank
86	211 Yonge St.	SSE/16.6	HINC	- Liquid petroleum spill (2007)
148	16 Queen St., E			CONTRACTOR - 500 L spill of furnace oil to ground and building

- **Additional Environmental Sources:** Additional environmental information regarding the Site and adjacent surrounding properties was obtained through Englobe's resource collection, online databases/registries and/or information requests made to external parties and is summarized in the following table.

Table 6: Other Environmental Records

ENVIRONMENTAL SOURCE	RECORD(S) DETAILS FOR SITE
MECP Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987)	<p>The Site has not been used for the gasification of coal. No coal gasification plants were identified within 1 km of the Site.</p> <p>The closest coal gasification plant waste site to the study area was Station A with an approximate distance of 1.2 km from the intersection of Yonge St. and Richmond St. Station A was operated for over 100 years from 1841 to 1954 in the general area of Front Street East and Parliament Street. Based on the separation distance and inferred groundwater flow direction (south), this historical operation is not considered to pose potential environmental concern toward the site.</p>
MECP Inventory of Industrial Site Producing Coal Tars and Related Tars in Ontario (November 1988)	<p>The production and use of coal or other tars has not taken place at the Site or surrounding properties within 1 km of the Site. The closest industrial site producing coal tars and related tars to the study area was located in approximate distance of 1.3 km from the intersection of Richmond St. and Yonge St. in the area south of Peter Street between Front St. West and Lakeshore Blvd. West and operated from about 1906 to 1960. The Pintsch Compressing Co. was operating an oil pyrolysis (Pintsch gas) plant. Based on the separation distance and inferred groundwater flow direction (south), this operation is not considered to pose potential environmental concern toward the site.</p>
MECP Waste Disposal Site Inventory (June 1991)	<p>The Site is not listed as a MOECC Waste Disposal Site Inventory. The closest waste disposal site is an inactive landfill (ID: X 3071) and is located approximately 2.3 km east/ northeast of the intersection of College St. and Yonge St. Based on the separation distance and inferred groundwater flow direction (south), this operation is not considered to pose potential environmental concern toward the site.</p>
MECP Registered PCB Storage Sites (1992, 1997, 1999, 2003)	<p>One PCB storage site (PCB Storage Site 30191A016) was identified within the 0.1 km of the study area in the 1992 database. The PCB storage site is located at 331-333 Yonge St. However, Englobe notes that the Site has historically been occupied with a building, and that in general, PCBs are not known to be motile. As such, this listing is not expected to be an issue of environmental concern.</p>

2.3 PHYSICAL SETTING SOURCES

2.3.1 Aerial Photographs

Aerial photographs were reviewed for the years 1939, 1950, 1960, 1970, 1978, 1988, 1999, 2002 and 2018 and are presented in Drawings 7 through 14 in Appendix 1. For describing the aerial photos, the Site has been divided into quadrants, which are referred to as northwest, northeast, southeast and southwest, relative to the intersection of Yonge Street and Dundas Street. The photographs are summarized in the table below:

Table 7: Aerial Photographs

YEAR	COMMENT
1939	<p>Site</p> <p>The Site area generally appears to support mainly commercial and industrial activities along Yonge Street, from College/ Carlton Street in the north, to Richmond Street in the south; and Dundas Street crossed the site at the current location of Dundas square.</p> <p>Northwest Quadrant</p> <p>The northwest quadrant of the site, from College Street to Gerrard Street appears to be more of an industrial section with large buildings/ warehouses and a multi-storey building on the southwest corner of Yonge Street and College Street; while the portion of the northwest quadrant from Gerrard Street to Dundas Street West mainly appears to support mixed of commercial and industrial activities and comprised of one to two storey buildings.</p> <p>Northeast Quadrant</p> <p>The northeast quadrant of the site, from College Street to Gerrard Street appears to be more of a mixed residential and commercial portion with one to two storey buildings. The portion of the northeast quadrant from Gerrard Street to Gould Street mainly appears to support institutional activities (former location of Toronto Normal School and St. James Square) while commercial and industrial activities still can be seen in a narrow strip along the Yonge Street. From Gould Street to Dundas Street East mixed of industrial, commercial, and residential land uses can be observed.</p> <p>Southwest Quadrant</p> <p>Mostly commercial and industrial activities are present along the Yonge Street in southwest quadrant of the site, starting with additional one to two storey buildings close to Dundas Square and more multiple storey buildings/ warehouses closer to Queen Street and Richmond Street East.</p> <p>Southeast Quadrant</p> <p>The southeast quadrant from Dundas Street East to Richmond Street East appears to support commercial and industrial activities along Yonge street, with one/ two storey buildings and warehouses.</p>
1950	<p>The 1950 aerial photograph only covered the areas of northwest and northeast quadrant of the site.</p> <p>Northeast Quadrant</p> <p>The site and surrounding properties generally appear similar to 1939 aerial photographs with the exception of minor changes in the northeast quadrant of the site at the location of the former Toronto Normal School. It appears that couple of new one/ two storey buildings were built in St. James Square.</p> <p>Northwest Quadrant, Southwest Quadrant, Southeast Quadrant</p> <p>The Site and surrounding properties generally appear similar to the 1939 aerial photographs.</p>
1960	<p>Northwest Quadrant</p> <p>The Site and surrounding properties generally appear similar to the 1950 aerial photographs.</p> <p>Northeast Quadrant</p> <p>The Site and surrounding properties generally appear similar to the 1950 aerial photographs, with a few exceptions. The Kerr Hall construction appears to be started and three out of the four buildings can be identified.</p> <p>Southwest Quadrant, Southeast Quadrant</p> <p>As southwest and, southeast quadrants of the site were not covered in 1950 aerial photographs, it is not possible to identify the changes from 1950 to 1960 in this area. However, no major changes were observed in southwest and, southeast quadrants of the site even compare to 1939 aerial photographs, and the site and the surrounding properties generally appear similar to the 1939 aerial photographs.</p>

YEAR	COMMENT
1970	<p><i>Northwest Quadrant</i></p> <p>The large industrial building at the corner of College Street and Yonge Street appears to have another addition to it. It seems that commercial and industrial activities are occupied from College Street to Gerrard Street via multiple storey buildings and warehouses. No major changes are observed from Gerrard Street to Dundas Street West.</p> <p><i>Northeast Quadrant</i></p> <p>Major changes can be seen in the Site and surrounding properties as more larger buildings and warehouses were developed from south of Carlton Street to Gerrard Street that changed the land uses in this area from mixed residential, commercial and industrial land uses to more of commercial/ industrial land uses. From Gerrard Street to Gould Street major changes can be observed as the Kerr Hall four buildings were completely constructed and Ryerson University campus was formed within the area between Gerrard Street and Gould Street. Additional larger one/ two storey buildings/ warehouses were built from Gould Street to Dundas Street East.</p> <p><i>Southwest Quadrant, Southeast Quadrant</i></p> <p>The site and the surrounding properties generally appear similar to the 1960 aerial photographs, with the exception of Simpson Tower at the southwest corner of Yonge Street and Queen Street West.</p>
1978	<p><i>Northwest Quadrant, Northeast Quadrant, Southeast Quadrant</i></p> <p>The Site and surrounding properties generally appear similar to the 1970 aerial photograph; however, accurate details cannot be determined due to the poor clarity of the aerial photograph.</p> <p><i>Southwest Quadrant</i></p> <p>The Site and surrounding properties generally appear to change significantly from the 1970 aerial photographs. CF Toronto Eaton Centre, a multiple storey building, appears to be constructed. The main portion of the Toronto Eaton Centre complex is bounded by Yonge Street on the east, Queen Street West on the south, Dundas Street West on the north, and to the west by James Street and Trinity Square. Terauley Street, Louisa Street, Downey's Lane and Albert Lane were closed and disappeared from the city street grid to make way for the Eaton Centre. To the south of the Site more buildings have been constructed.</p>
1988	<p><i>Northeast Quadrant, Southeast Quadrant</i></p> <p>The Site and surrounding properties generally appear similar to the 1978 aerial photographs.</p> <p><i>Northwest Quadrant</i></p> <p>The Site and surrounding properties generally appear similar to the 1978 aerial photographs, with the exception of multiple multi-storey buildings along Dundas Street West and close to Dundas Square.</p> <p><i>Southwest Quadrant</i></p> <p>The Site and surrounding properties generally appear similar to the 1978 aerial photographs, with a few exceptions. The Cadillac Fairview Tower was built at the corner of Queen Street West and Yonge Street. The extension of Eaton Centre appears to be under development to the south at 250 Yonge Street. No other major changes were observed.</p>
1999	<p><i>Northwest Quadrant, Northeast Quadrant</i></p> <p>The Site and surrounding properties generally appear similar to the 1988 aerial photographs, with one exception. High-rise buildings appears to have been constructed north of Dundas Street East and close to Dundas square.</p>

YEAR	COMMENT
2002	<p><i>Southwest Quadrant</i> The Site and surrounding properties generally appear similar to the 1988 aerial photographs, with one exception. The extension of Eaton centre, a multiple storey building, at 250 Yonge Street appears to be completed. No other major changes were observed.</p> <p><i>Southeast Quadrant</i> The Site and surrounding properties generally appear similar to the 1988 aerial photographs.</p>
2018	<p><i>Northwest Quadrant, Southwest Quadrant, Southeast Quadrant</i> The Site and surrounding properties generally appear similar to the 1999 aerial photographs.</p> <p><i>Northeast Quadrant</i> The Site and surrounding properties generally appear similar to the 1999 aerial photographs, with a few exceptions. Two high-rise buildings appeared to have been developed on 7-25 Carlton Street close to the intersection of Yonge Street and Carlton Street. A multiple storey complex appeared to have been developed on the northeast corner of Yonge Street and Dundas Street East.</p>

2.3.2 Topography, Hydrology and Geology

A topographic map showing the Site and surrounding area was obtained through ERIS. The OBM indicates that the topographic surface in general Site area and in the large scale is sloped towards southeast to Lake Ontario, with approximate elevation of 100 mASL north of intersection of College St. and Yonge St., 90 mASL in south of Dundas square, and 83 mASL in south of intersection of Yonge St. and Richmond St. The topographic map is presented in Appendix 4.

Bedrock geology in this area is comprised of shale, limestone, dolostone, siltstone of Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; and Eastview Member (Ontario Geological Survey, 2011). Bedrock geology in this area is comprised of Stopping River Formation which was deposited during the Lower Devonian Period.

It appears that the portion of the Study area that located north of Dundas Sq. is approximately located within the physiographic region of Southern Ontario known as the Glaciolacustrine deposits. The portion of the study area that located south of Dundas Sq. is located approximately within the physiographic region of Southern Ontario known as the Till (Chapman and Putnam, 2007).

The primary physiographic landforms north of Dundas Sq. generally consist of sand, gravelly sand and gravel, nearshore and beach deposits Pleistocene; the primary physiographic landforms south of Dundas Sq. generally consist of undifferentiated, predominantly sandy silt to silt matrix, commonly rich in clasts, often high in total matrix carbonate content Pleistocene.

In general, the shallow groundwater flow is inferred to flow to the southeast, based on general surficial topography and proximity to Lake Ontario. However, it should be noted that an intrusive subsurface investigation would be required to confirm the groundwater flow direction at the Site.

2.3.3 Fill Materials

Based on a review of the limited available historical data, fill materials may have been placed as part of the construction of the TTC subway line. The environmental quality of any potential fill is unknown. Therefore, the potential presence of these fill materials is interpreted by Englobe to represent a potential environmental concern to the Site.

2.3.4 Water Bodies and Areas of Natural Significance

A review of the online MNRF Natural Heritage Areas online map shows that there are no Areas of Natural Scientific Interest (ANSI) in the study area, nor environmentally sensitive areas that encroach within 30 m of the Study Area. The nearest open water body is Lake Ontario located approximately 1300 metres southeast of the intersection of Yonge St. and Richmond St. The ANSI map is presented in Appendix 4.

2.3.5 Well Records

Based on records reviewed from ERIS, a total of 24 water well records were identified, associated with properties located within 0.1 m of the Site. The City of Toronto relies on potable water supplied from Lake Ontario; therefore, no active potable wells are expected to be present at the Site or surrounding areas.

3 SITE RECONNAISSANCE

3.1 GENERAL REQUIREMENTS

A visual survey of the Site (i.e., Site reconnaissance) was completed by Mr. Moe Reisi and Mr. A.J. Antonacci on August 1, 2 and 7, 2018. The qualifications of the assessors are provided in Appendix 6. Photographs showing various areas of the Site and surrounding properties including written descriptions for each are provided in Appendix 2.

3.2 PHYSICAL IMPEDIMENTS

The Site reconnaissance was limited to observations made from publicly-accessible areas; no buildings were investigated as part of the Site reconnaissance, and only a couple representatives were interviewed regarding the historical and/or current operations of particular properties. At the time of the Site reconnaissance, portions of the Site were not accessible due to access restrictions and current operations. No other physical impediments were encountered during the Site visits.

3.3 OBSERVATIONS AT THE PROPERTY

3.3.1 On-Site Building

No buildings were present at the Site. The adjacent properties along Yonge Street appeared to be developed with commercial buildings which varied in size and construction materials.

3.3.2 Site Operations

The Site is used as a roadway and pedestrian walkway. Properties along Yonge Street generally consist of commercial and retail operations.

3.3.3 Utilities and Mechanical Systems

Overhead and underground utilities (electrical, telecommunications, water, and sewer) are present at the Site and service the adjacent properties.

3.3.4 Waste Generation

The Site does not generate waste, with the exception of curbside receptacles which are operated by the local merchants and/or the City of Toronto.

3.3.5 Aboveground and Underground Storage Tanks

No visible aboveground or underground storage tanks were visible from publicly-accessible areas during the Site visit. Englobe notes that one or more buildings in the study area may have fuel tanks located in the basement which are typically expected to service backup electrical generators; the presence of these storage tanks could not be confirmed as part of the Site reconnaissance.

3.3.6 Chemical Storage and Handling

No visible storage or handling of chemicals were noted at the time of the Site visit. However, a detailed review of the chemical storage and handling practices at the Site was not conducted as part of this COS.

3.3.7 Spills and Staining

At the time of the Site visits, no significant visible spills or staining was observed from publicly-accessible areas. A detailed investigation of suspected spills and staining at the Site was not conducted as part of this COS.

3.3.8 Railway Lines

No railway lines were observed during the Site visit; however, the subway is known to be present beneath the Yonge Street corridor.

3.3.9 Air Emissions

Other than typical traffic congestion and natural gas burning HVAC units, no sources of air emissions were observed during the Site visit.

3.3.10 Hazardous Materials

No evidence of hazardous materials were observed during the Site visit.

3.3.11 **Special Attention Items**

3.3.11.1 **Radon Gas**

Radon is a naturally occurring gas produced by the decay of Uranium-238 that is commonly found in geological formations of granite, sandstone, coal, phosphate and uranium deposits. Radon is colourless, odourless and tasteless and may percolate up through soil and accumulate in basements of buildings through foundation cracks and joints. Because the generation of radon is dependent upon regional geological factors, it is generally not a site-specific concern. The Ontario Building Code identifies these areas of Ontario (Elliot Lake, Township of Faraday in Hastings County, and Township of Hyman in Sudbury District) where special measures must be taken with regards to allowable concentrations of radon gas.

Based on the geology of the area, radon gas accumulation is not expected to be a significant environmental concern at the Site.

3.3.11.2 **Microbial Contamination (Mould) and Indoor Air Quality**

The growth of mould in indoor environments can produce adverse health effects and is typically due to a moisture problem related to building envelope or mechanical systems deficiencies or design. There is no practical way to eliminate all mould and mould spores in the indoor environment. The way to control mould is to control moisture.

Building interiors were not assessed as part of this investigation.

3.3.11.3 **Electromagnetic Frequencies (EMFs)**

Electrical currents induce electromagnetic fields. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

High-voltage hydro corridors were not observed in the vicinity of the Site. However, an EMF study was not conducted as part of this investigation.

3.3.11.4 **Noise and Vibration**

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

The primary ambient sources of noise identified at the Site were roadways (e.g., Yonge Street, Bay Street, Church Street, and all the crossing arteries). In addition, intermittent noise is expected to be generated from ongoing construction as several properties in the area are being redeveloped.

3.4 OBSERVATIONS AT SURROUNDING PROPERTIES

The adjacent properties surrounding the Site were observed during the Site reconnaissance from publicly accessible locations. For the purposes of this section, the surrounding properties have been divided into four quadrants: the northwest quadrant (north of Dundas to Grosvenor and west of Yonge to Bay), the northeast quadrant (north of Dundas to Grosvenor and east of Yonge to Church), the southeast quadrant (south of Dundas to Adelaide and east of Yonge to Church), and the southwest quadrant (south of Dundas to Adelaide and west of Yonge to Bay).

The northwestern quadrant consisted of mainly commercial office, retail and restaurant buildings, with several residential buildings as well from Dundas up to Grosvenor. Several parkland spaces and parking lots were also present within this quadrant. A fire station is located at 12 Grosvenor, next to a YMCA. Several dry cleaning depots were located in this area including one at 595 Bay Street, 748-760 Bay Street, and 831 Bay Street. Each identified dry cleaner was asked if the cleaning was done on Site and all replied that it was not, and that the cleaning was done at a separate location. College Station is located at the intersection of Yonge and College.

The northeastern quadrant primarily consists of mostly institutional use buildings as part of Ryerson University (RU) as well as many commercial use buildings from Dundas to Gerard. Several commercial and residential buildings are present from Gerard to Carlton, including student residences and a small townhouse subdivision, as well as parkland spaces. North of Carlton are residential use buildings and a few commercial and mixed use buildings as well as an athletic centre. Several print shops were located in this area along Dundas Street East, east of Victoria Street.

The southeastern quadrant primarily consists of commercial and residential and mixed use buildings from Dundas to Queen. Community use health care centres, churches, and theatres including St. Michael's Hospital, Ed Mirvish Theatre, and Massey Hall, are also located in this area as well as some institutional buildings, parkland space, and a network television broadcast centre. Dundas Station and Dundas Square are located at the intersection of Yonge and Dundas with open space and a stage to the southeast of the intersection. Diesel and/or fuel oil fill and vent pipes were noted at 10 Shuter Street likely connected to one or multiple back-up generators located in the basement of the building. The majority of the buildings between Queen Street East and Adelaide Street are commercial office buildings with a few mixed use commercial retail and residential buildings. Many of the properties are used as parking lots or multi-level parking garages. An ambulance station is located at 58 Richmond Street East. Queen Station and access to the underground PATH network is located at the intersection of Queen Street and Yonge Street.

The southwestern quadrant from Dundas to Queen is primarily occupied by the commercial mall known as the Eaton Centre. Several residential use towers are connected to the mall and the area also supports other commercial buildings, a community use church, and the Old City Hall heritage building. Another commercial mall as well as multi-storey commercial office buildings are present between Queen Street and Adelaide Street.

The current Site features are presented on the attached Site Plans, Drawings 2 through 6, contained in Appendix 1.

4 CONCLUSIONS

Based on the findings of the COS, which included a review of historical records and a Site reconnaissance, multiple potential issues of environmental concern were identified in the vicinity of the Site. In order to confirm whether or not environmental issues of concern are present on site, further detailed environment investigation (i.e., Phase II ESA) may be warranted.

5 STATEMENT OF LIMITATIONS

Englobe prepared this report for the use of Steer Group. The material in it reflects the judgment of Englobe in light of the information made available at the time of preparation. Any use, which a Third Party makes of this report, or any reliance on discussions to be made based on it, is the responsibility of such Third Parties. Englobe accepts no responsibility for damages, if any, suffered by any Third Party because of decisions made or actions taken based on this report.

It should be noted that this Contaminated Property Identification and Management Overview Study was limited to a historical and regulatory information review and Site reconnaissance from publicly-accessible areas only, and that no Site interviews or detailed operations were reviewed as part of this study. This study was not intended to be a detailed audit of past and present operations and no intrusive investigations were carried out.

More exhaustive examinations including hydrogeological or subsurface investigations may encounter conditions not apparent at the time of this assessment. This assessment is subject to any restrictions placed by physical obstructions, precipitation, denied access, inaccessible areas including occupied tenant areas, time constraints, cost constraints, readily available documentation, safety considerations, confidentiality, and availability of knowledgeable individuals for interview purposes.

A reasonable site evaluation may not identify latent or hidden contamination or features. Information in this assessment may also change with time and thus only be accurate on the collection date.

It should be noted that assessments made throughout this environmental assignment rely heavily on information supplied by others. While every effort has been made to use reliable and multiple sources, Englobe makes no guaranty of the accuracy or completeness of this third party information available to us at the time of preparing this report. This site assessment is a compilation and assessment of available data regarding the subject Property and in no way should be considered as a recommendation or rejection of a potential property purchase.

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Appendix 1 Drawings

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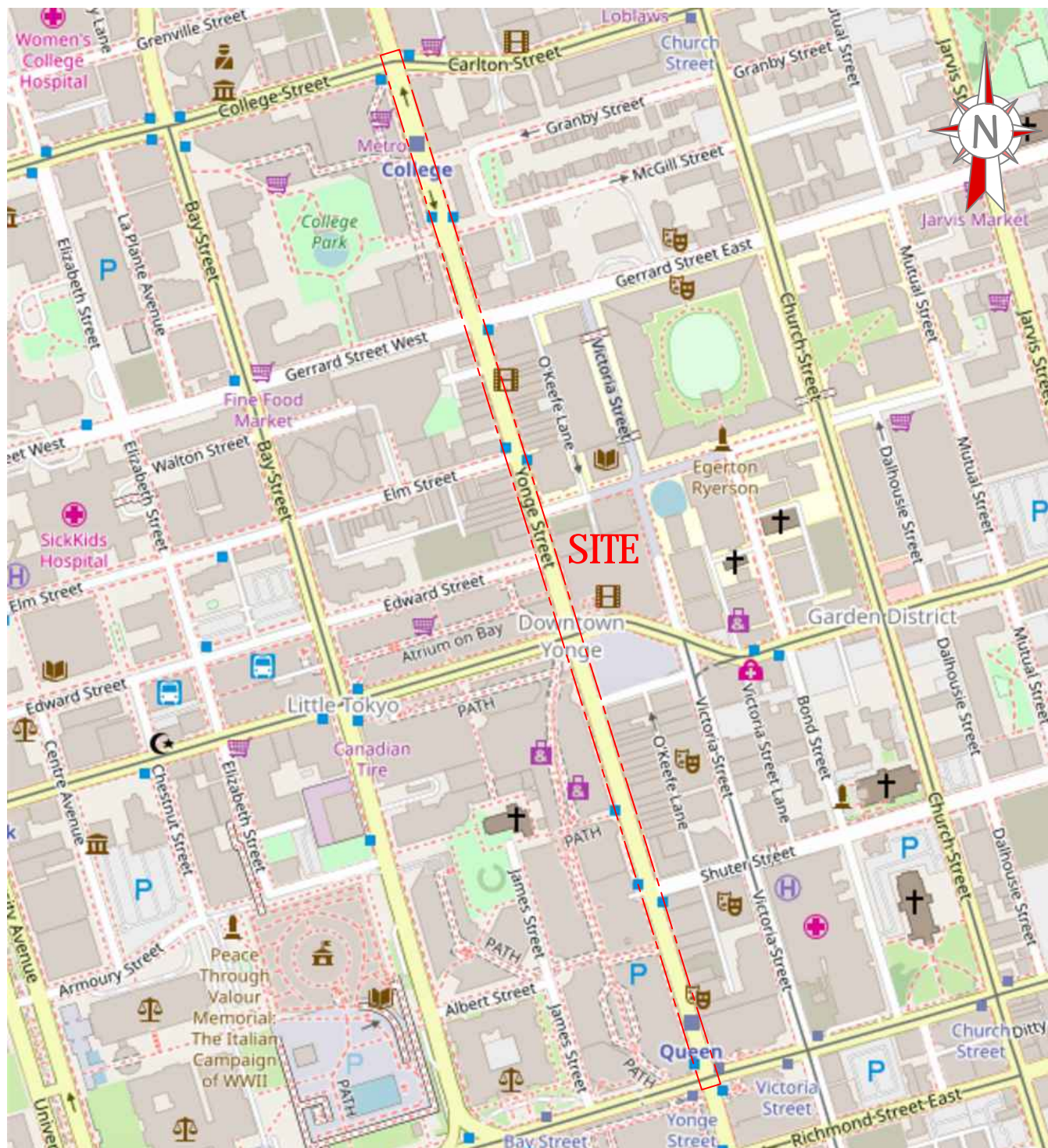
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NOTES :

1-REFERENCES : © OpenStreetMap contributors (2018).

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SCALE 1:6000

Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

LOCATION PLAN



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

01 of 14M. dept.
124

Project

P-0013610-0-01-200

Disc.

SG

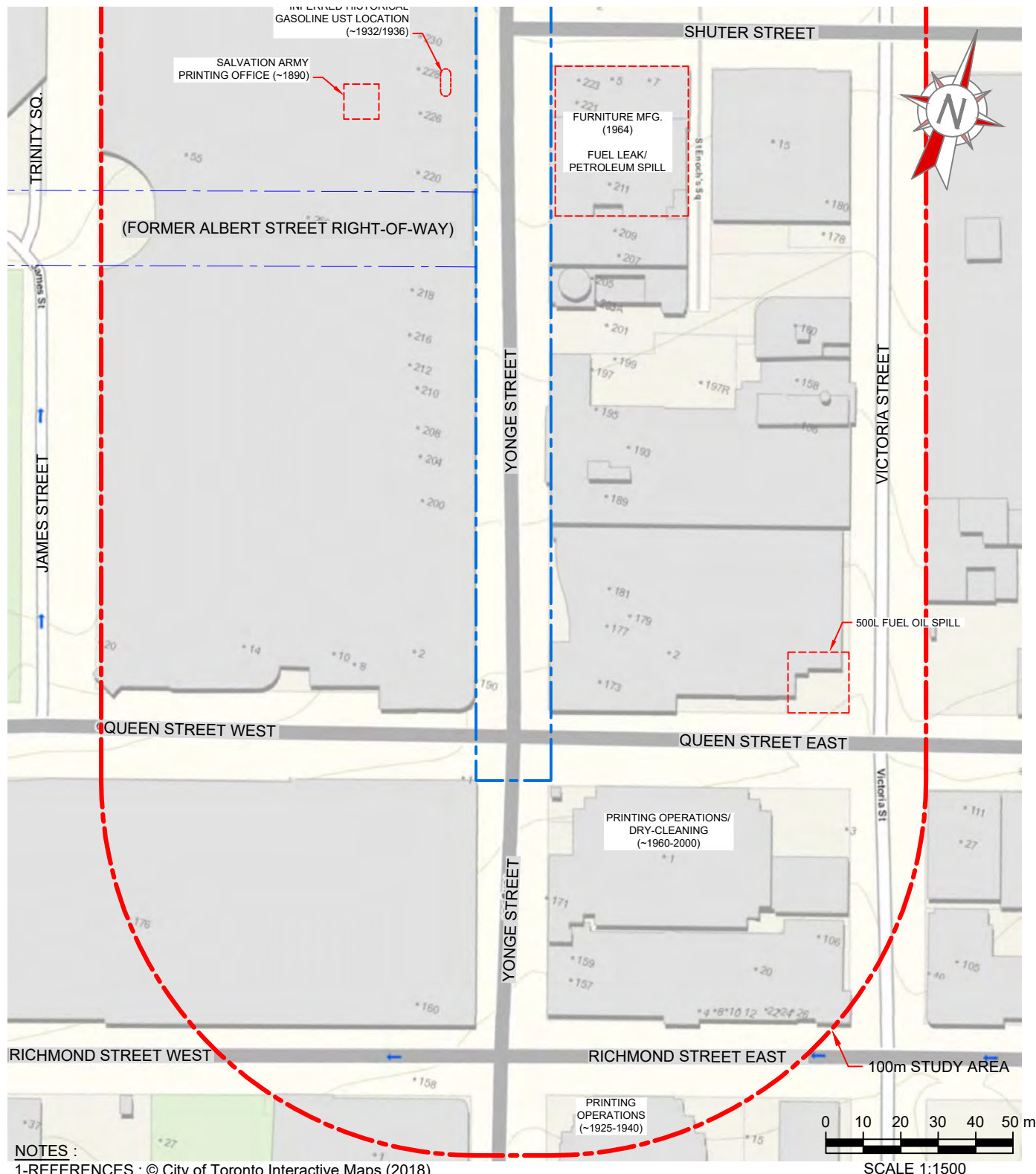
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Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

DETAIL PLAN QUEEN STREET TO SHUTER STREET



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
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Prepared **E.Ciochon**

Drawn **E.Ciochon**

Checked **M.Song**

Discipline **ENVIRONMENTAL**

Scale **1:500**

Date **2018-12-12**

Project manager

M.Song

Sequence no.

02 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

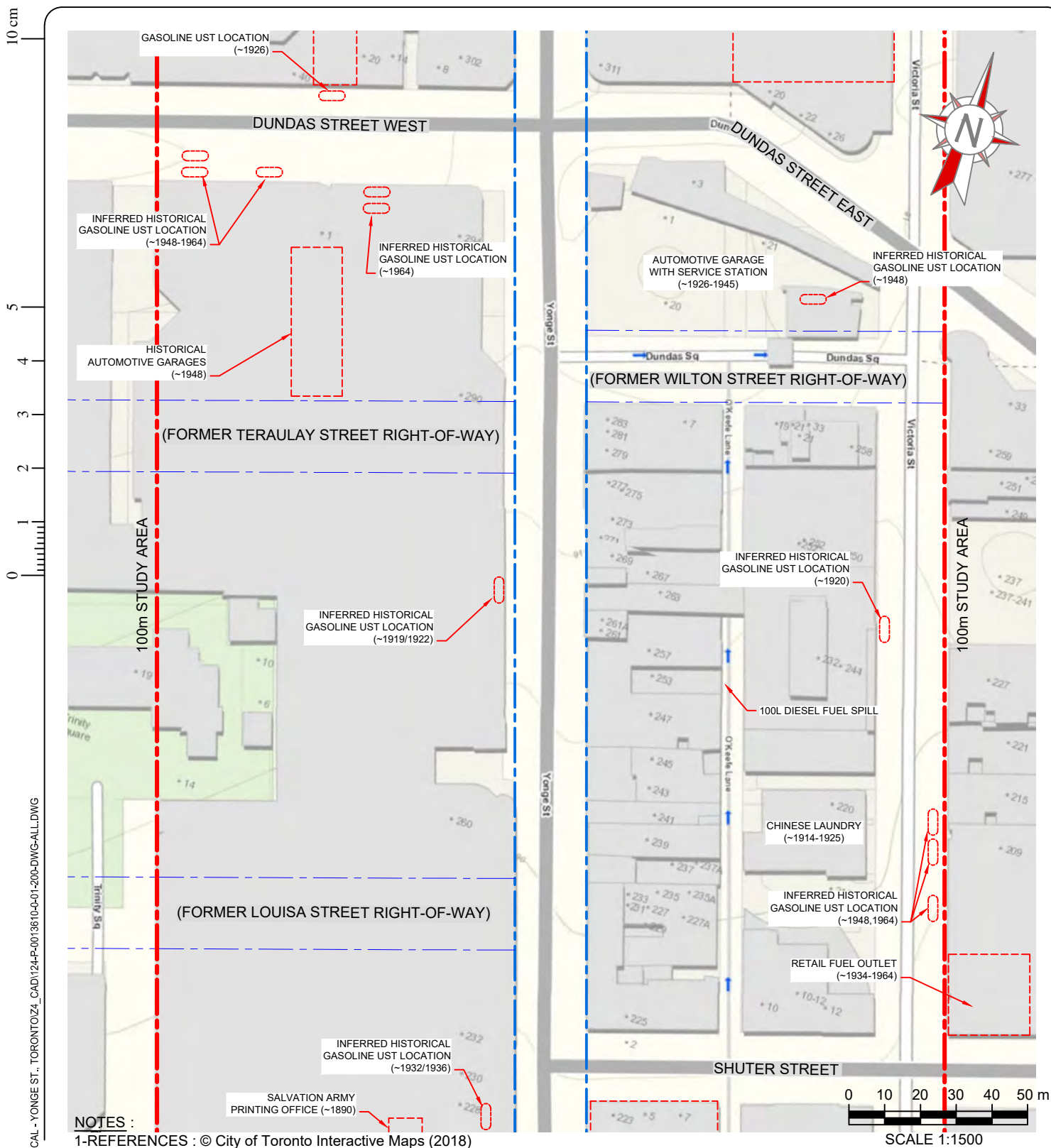
Dwg no.

002

Rev.

00

G:\124P-0013610 SDG ENVIRONMENTAL & GEOTECHNICAL - YONGE ST., TORONTO\Z4_CAD\124-P-0013610-0-01-200-DWG-ALL.DWG



Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton Street), Toronto, Ontario

Title

DETAIL PLAN SHUTER STREET TO DUNDAS STREET



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**

Drawn **E.Ciochon**

Checked **M.Song**

Discipline **ENVIRONMENTAL**

Scale **1:500**

Date **2018-12-12**

Project manager

M.Song

Sequence no.

03 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

003

Rev.

00

10 cm

5

4

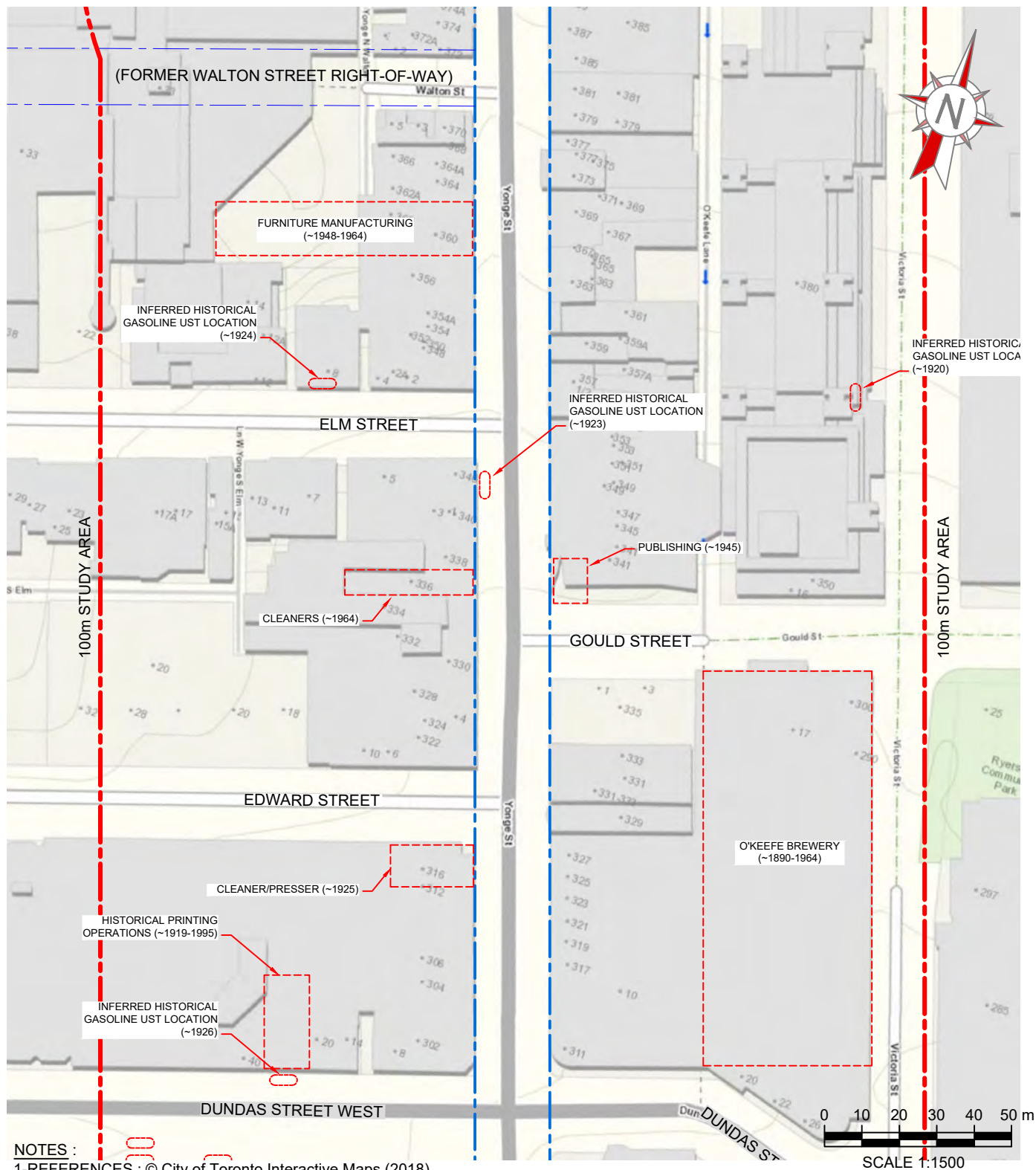
3

2

1

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G:\124P-0013610 SDG ENVIRONMENTAL & GEOTECHNICAL - YONGE ST., TORONTO\Z4_CAD\124-P-0013610-0-01-200-DWG-ALL.DWG



Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

DETAIL PLAN DUNDAS STREET TO WALTON STREET



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:500**Date **2018-12-12**

Project manager

M.Song

Sequence no.

04 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

004

Rev.

00

10 cm

5

4

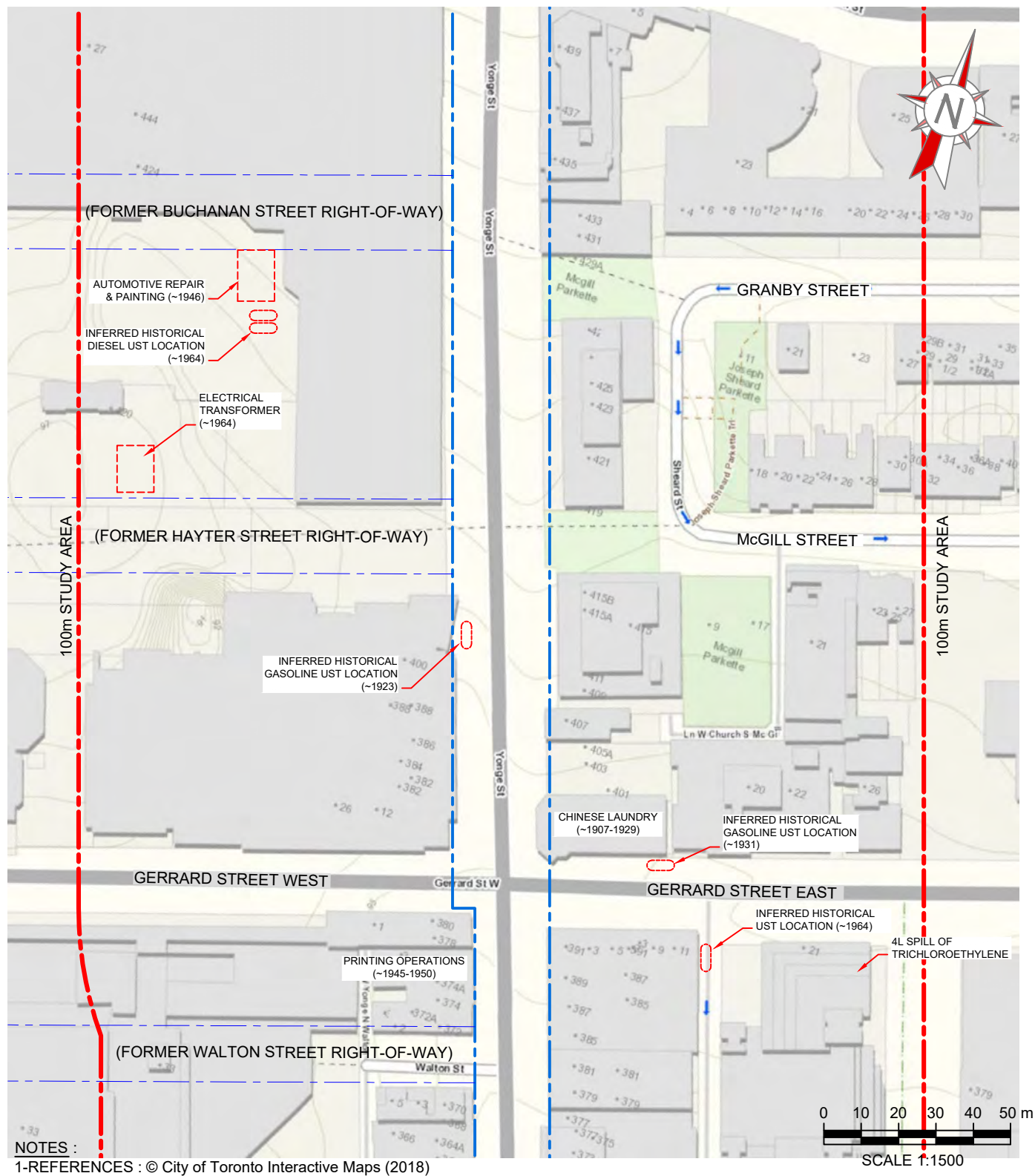
3

2

1

0

G:\124IP-0013610 SDG ENVIRONMENTAL & GEOTECHNICAL - YONGE ST., TORONTO\Z4_CAD\124-P-0013610-0-01-200-DWG-ALL.DWG



Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton Street), Toronto, Ontario

Title

DETAIL PLAN DUNDAS STREET TO WALTON STREET



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:500**Date **2018-12-12**

Project manager

M.Song

Sequence no.

05 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

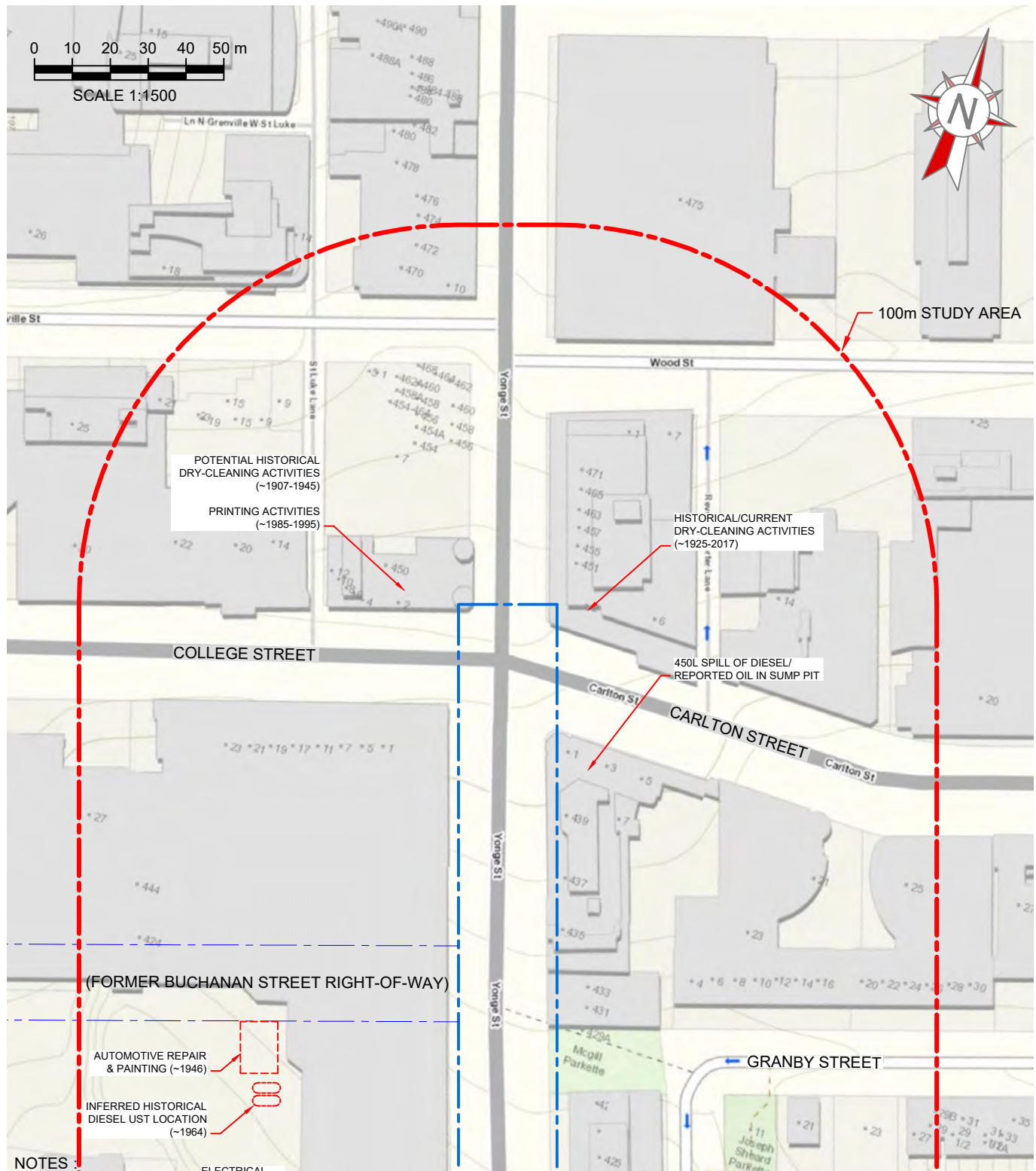
005

Rev.

00

10 cm
5
4
3
2
1
0

0 10 20 30 40 50 m
SCALE 1:1500



NOTES

1-REFERENCES : © City of Toronto Interactive Maps (2018)

Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

DETAIL PLAN BUCHANAN STREET TO WOOD STREET



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**

Drawn **E.Ciochon**

Checked **M.Song**

Discipline **ENVIRONMENTAL**

Scale **1:500**

Date **2018-12-12**

Project manager

M.Song

Sequence no.

06 of 14

M. dept.
124

Project
P-0013610-0-01-200

Disc.
SG

Dwg no.
006

Rev.
00

G:\124P-0013610 SDG ENVIRONMENTAL & GEOTECHNICAL - YONGE ST., TORONTO\Z4_CAD\124-P-0013610-0-01-200-DWG-ALL.DWG

10 cm

5

4

3

2

1

0



NOTES :

- 1-REFERENCES : 1939 Aerial Photograph, Reference No. A6591-19.
 2-Drawing scale may be distorted due to file conversion and/or copying.
 Measurements taken from the drawing must be verified in the field.

Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

1939 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
 Toronto (Ontario) M9W 5W8
 Telephone : 416.213.1060
 Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

07 of 14M. dept.
124Project
P-0013610-0-01-200Disc.
SGDwg no.
007Rev.
00

10 cm

5

4

3

2

1

0



NOTES :

- 1-REFERENCES : 1950 Aerial Photograph, Reference No. A12510-74.
- 2-Drawing scale may be distorted due to file conversion and/or copying. Measurements taken from the drawing must be verified in the field.



Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

1950 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

08 of 14M. dept.
124Project
P-0013610-0-01-200Disc.
SGDwg no.
008Rev.
00

10 cm

5

4

3

2

1

0

G:\124IP-0013610 SDG ENVIRONMENTAL & GEOTECHNICAL - YONGE ST., TORONTO\Z4_CAD\124-P-0013610-0-01-200-DWG-ALL.DWG

**NOTES :**

- 1-REFERENCES : 1960 Aerial Photograph, Reference No. A16995-48.
 2-Drawing scale may be distorted due to file conversion and/or copying.
 Measurements taken from the drawing must be verified in the field.

Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton Street), Toronto, Ontario

Title

1960 AERIAL PHOTOGRAPH

1821, Albion Road, Unit 7
 Toronto (Ontario) M9W 5W8
 Telephone : 416.213.1060
 Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

09 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

009

Rev.

00

10 cm

5

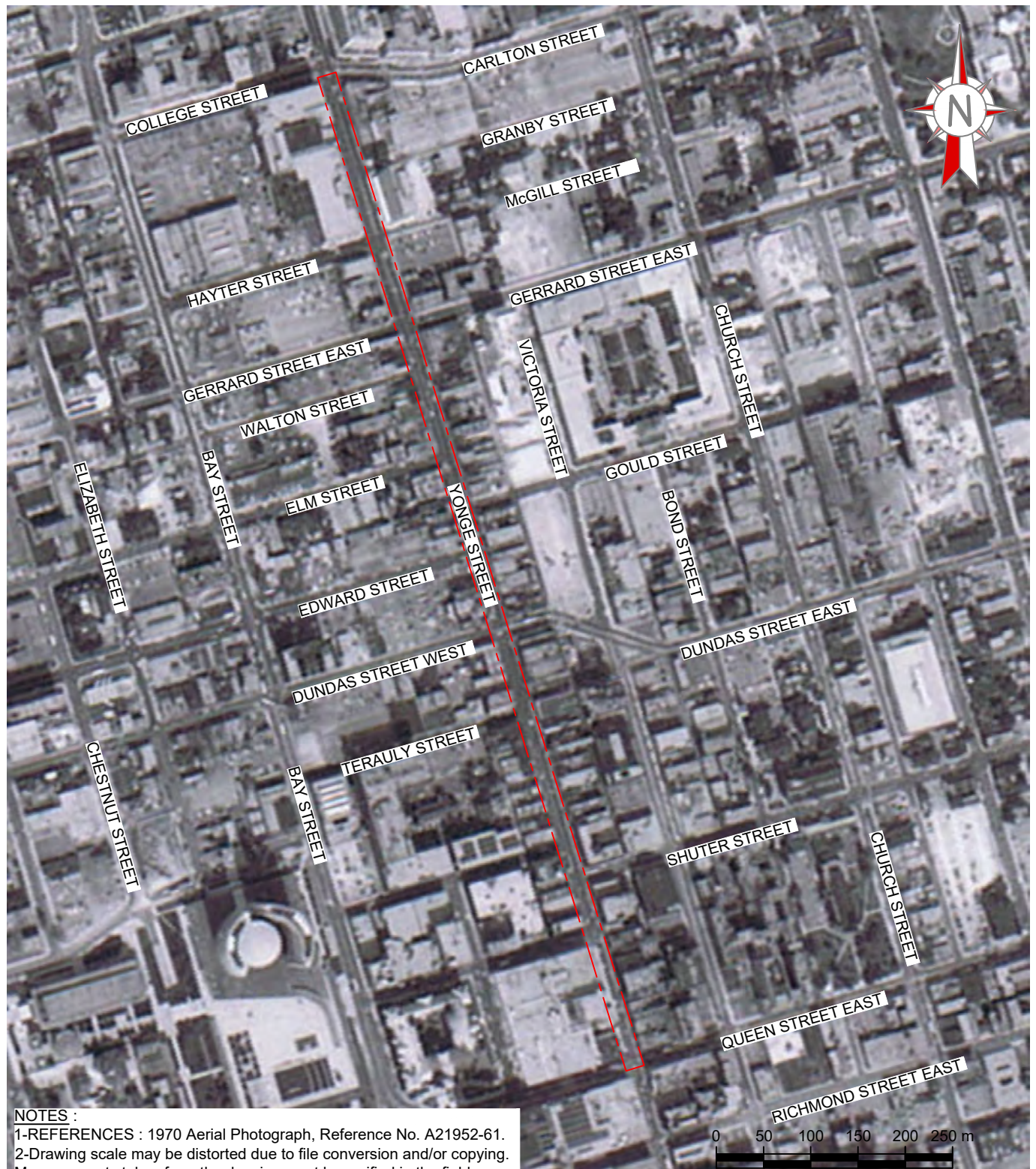
4

3

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1

0



Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

1970 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

10 of 14M. dept.
124Project
P-0013610-0-01-200Disc.
SGDwg no.
010Rev.
00

10 cm

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4

3

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Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

1978 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**

Drawn **E.Ciochon**

Checked **M.Song**

Discipline **ENVIRONMENTAL**

Scale **1:6,000**

Date **2018-12-12**

Project manager

M.Song

Sequence no.

11 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

011

Rev.

00

10 cm

5

4

3

2

1

0



NOTES :

- 1-REFERENCES : 1988 Aerial Photograph, Reference No. A27260-66.
- 2-Drawing scale may be distorted due to file conversion and/or copying. Measurements taken from the drawing must be verified in the field.

Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

1988 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

12 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

012

Rev.

00

10 cm

5

4

3

2

1

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NOTES :

1-REFERENCES : 1999 Aerial Photograph, Reference No. A28409-234.

2-Drawing scale may be distorted due to file conversion and/or copying.
Measurements taken from the drawing must be verified in the field.

0 50 100 150 200 250 m
SCALE 1:6000

Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

1999 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

13 of 14M. dept.
124Project
P-0013610-0-01-200

Disc.

SG

Dwg no.

013

Rev.

00

10 cm

5

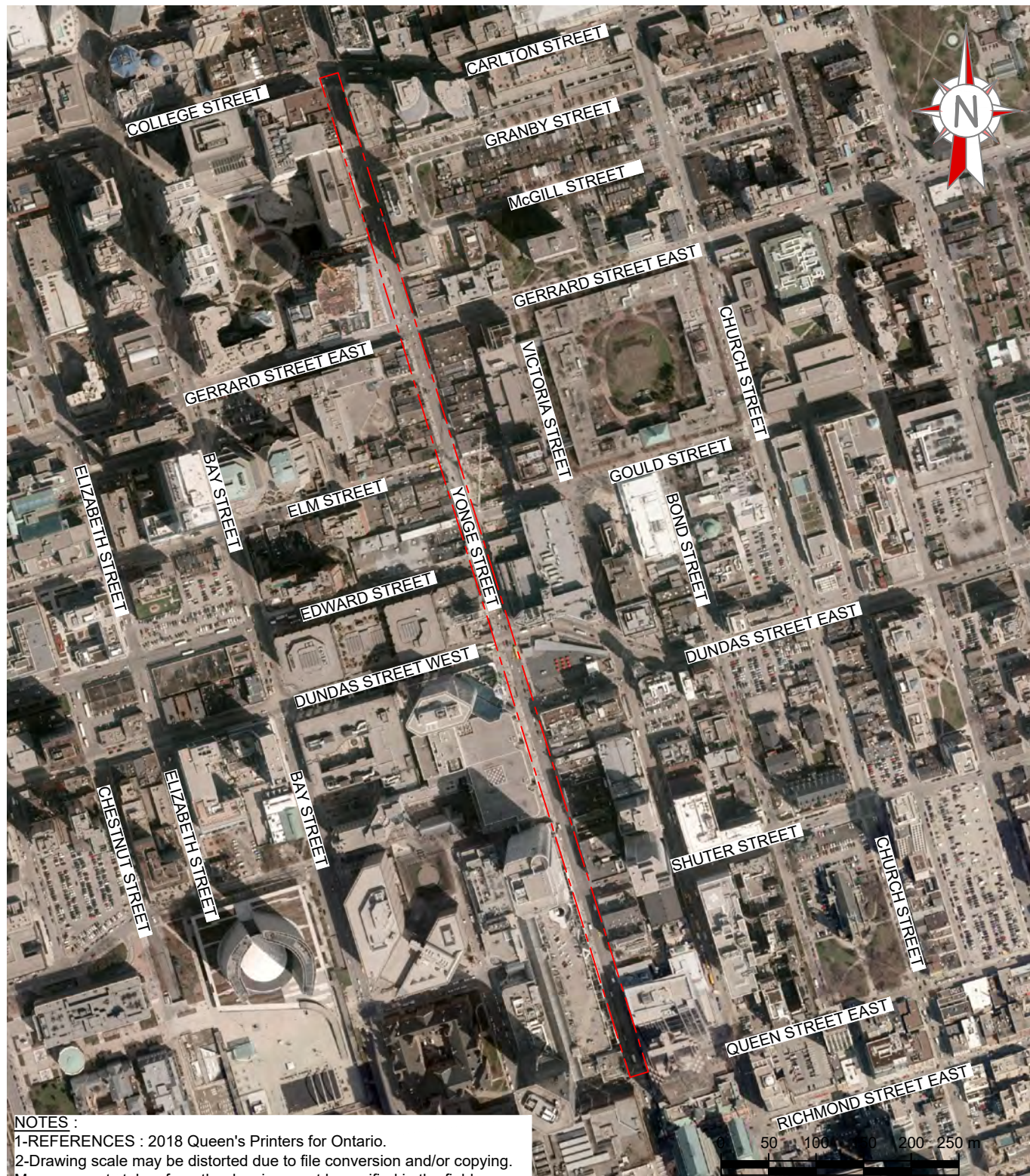
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0



Project

Contaminated Property Identification and Management Overview Study

Yonge Street (Richmond Street to College St/Carlton St), Toronto, Ontario

Title

2018 AERIAL PHOTOGRAPH



1821, Albion Road, Unit 7
Toronto (Ontario) M9W 5W8
Telephone : 416.213.1060
Fax : 416.213.1070

Prepared **E.Ciochon**Drawn **E.Ciochon**Checked **M.Song**Discipline **ENVIRONMENTAL**Scale **1:6,000**Date **2018-12-12**

Project manager

M.Song

Sequence no.

14 of 14

M. dept.

124

Project

P-0013610-0-01-200

Disc.

SG

Dwg no.

014

Rev.

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